

PLANNING COMMISSION AGENDA
PLANNING COMMISSION MEETING OF: MARCH 11, 2004

CALL TO ORDER: COMMISSIONERS' BRIEFING, 5:35 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

ATTENDANCE:

PRESENT: CHAIRMAN RICHARD TRUESDELL, VICE CHAIRMAN TODD NIGRO, MEMBERS BYRON GOYNES, LAURA McSWAIN, LEO DAVENPORT AND DAVID STEINMAN

EXCUSED: MEMBER STEVEN EVANS,

STAFF PRESENT: MARGO WHEELER - PLANNING & DEVELOPMENT DEPT., DAVID CLAPSADDLE – PLANNING & DEVELOPMENT DEPT., GARY LEOBOLD - PLANNING & DEVELOPMENT DEPT., FRED SOLIS – PLANNING & DEVELOPMENT DEPT., GINA VENGLASS - PUBLIC WORKS, RICHARD SCHRODER – PUBLIC WORKS, TOM GREEN – CITY ATTORNEY'S OFFICE, VICKY DARLING – CITY CLERK'S OFFICE, DEENY ARAUJO – CITY CLERK'S OFFICE

MINUTES:

DAVID CLAPSADDLE – PLANNING & DEVELOPMENT DEPT., began the briefing with a summary of items to be held in abeyance or withdrawn without prejudice.

Item 2 [TMP-3624]	Abeyance to 4/8/2004	Resolve design issues
Item 3 [TMP-3791]	Abeyance to 3/25/2004	Work on Conditions
Item 7 [ANX-3740]	Table	
Item 17 [VAR-3715]	Withdraw Without Prejudice	
Item 46 [ZON-3794]	Abeyance to 4/8/2004	Resolve design issues
Item 47 [SDR-3796]	Abeyance to 4/8/2004	Resolve design issues
Item 55 [SDR-3768]	Abeyance to 4/8/2004	File rezoning

Item 5 [TMP-3978]: GINA VENGLASS stated that there are recommended revisions to Conditions 14 and 15. Being as this is a Consent Item, MR. CLAPSADDLE noted that the modifications can be noted without removing the item from the Consent Agenda.

MR. CLAPSADDLE stated that Items 21 through 41 are the Montecito applications. Regarding Item 36, the Special Use Permit for the Drug Store piece, he explained that there is a condition that no individual sale of alcohol is permitted. He noted that that condition is normally set for convenience stores and not drug stores or grocery stores. He believed the applicant might request removal of the condition and staff would have no objection if that is requested. Seeing as there are 20 items to be opened for Public Hearing, MR. CLAPSADDLE recommended some of the items be summarized to speed the process.

PLANNING COMMISSION MEETING OF MARCH 11, 2004
Planning and Development Department
Briefing

MINUTES – Continued:

MR. CLAPSADDLE introduced FRED SOLIS, Planning and Development Department Planner, who will to the presentation for some of the applications.

In addition to the condition change for Item 5, as previously noted, Public Works will recommend a modification to Condition 15 of Item 53 [SDR-3766] when the item is brought forward for discussion.

MISCELLANEOUS:

COMMISSIONER McSWAIN asked whether the separation distance requirements for check cashing businesses had been adopted by the City Council. MR. CLAPSADDLE replied it was not. He added that when these types of applications are submitted, staff provides a map that shows other similar businesses that are located within the notification area.

COMMISSIONER DAVENPORT expressed concern with Item 1 [TMP-3466], specifically with regard to long driveways. MR. CLAPSADDLE stated that the map differs from the original Site Plan Review. He informed that between Planning Commission and City Council, the Site Plan changed. This Tentative Map reflects what was adopted by the City Council.

MEETING ADJOURNED AT 5:41 P.M.

PLANNING COMMISSION AGENDA
PLANNING COMMISSION MEETING OF: MARCH 11, 2004

ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR ACTION UNLESS SPECIFICALLY NOTED OTHERWISE.

THESE PROCEEDINGS ARE BEING PRESENTED LIVE ON KCLV, CABLE CHANNEL 2. THE PLANNING COMMISSION MEETING, AS WELL AS ALL OTHER KCLV PROGRAMMING, CAN BE VIEWED ON THE CITY'S INTERNET AT www.kclv.tv. THE PROCEEDINGS WILL BE REBROADCAST ON KCLV CHANNEL 2 AND THE WEB SATURDAY AT 10:00 AM, THE FOLLOWING MONDAY AT MIDNIGHT AND TUESDAY AT 5:00 PM.

PLEDGE OF ALLEGIANCE was led by CHAIRMAN TRUESDELL.

CALL TO ORDER: 6:00 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW

MINUTES:

PRESENT: CHAIRMAN RICHARD TRUESDELL, VICE CHAIRMAN TODD NIGRO, MEMBERS BYRON GOYNES, LAURA McSWAIN, LEO DAVENPORT AND DAVID STEINMAN

EXCUSED: MEMBER STEVEN EVANS

STAFF PRESENT: ROBERT GENZER – DIRECTOR, PLANNING & DEVELOPMENT DEPT., MARGO WHEELER - PLANNING & DEVELOPMENT DEPT., DAVID CLAPSADDLE – PLANNING & DEVELOPMENT DEPT., GARY LEOBOLD - PLANNING & DEVELOPMENT DEPT., FRED SOLIS – PLANNING & DEVELOPMENT DEPT., RICHARD SCHRODER - PUBLIC WORKS, GINA VENGLASS – PUBLIC WORKS, TOM GREEN – CITY ATTORNEY'S OFFICE, VICKY DARLING – CITY CLERK'S OFFICE, DEENY ARAUJO – CITY CLERK'S OFFICE

(6:01)

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MARCH 11, 2004

SUBJECT:

Approval of the minutes of the February 12, 2004, Planning Commission Meeting

MOTION:

NIGRO- APPROVED – UNANIMOUS with STEINMAN abstaining as he was not a Commission Member at that time and EVANS excused

MINUTES:

There was no discussion.

(6:02)

1-40

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MARCH 11, 2004

CHAIRMAN TRUESDELL announced the subdivision items could be appealed by the applicant or aggrieved person or a review requested by a member of the City Council.

ACTIONS:

ALL ACTIONS ON TENTATIVE AND FINAL SUBDIVISION MAPS ARE FINAL UNLESS AN APPEAL IS FILED BY THE APPLICANT OR AN AGGRIEVED PERSON, OR A REVIEW IS REQUESTED BY A MEMBER OF THE CITY COUNCIL WITHIN SEVEN DAYS OF THE DATE NOTICE IS SENT TO THE APPLICANT. UNLESS OTHERWISE INDICATED DURING THE MEETING, ALL OTHER ACTIONS BY THE PLANNING COMMISSION ARE RECOMMENDATIONS TO THE CITY COUNCIL, IN WHICH CASE ALL FINAL DECISIONS, CONDITIONS, STIPULATIONS OR LIMITATIONS ARE MADE BY THE CITY COUNCIL.

CHAIRMAN TRUESDELL read the statement on the order of the items and the time limitations on persons wishing to be heard on an item.

ANY ITEM LISTED IN THIS AGENDA MAY BE TAKEN OUT OF ORDER IF SO REQUESTED BY THE APPLICANT, STAFF, OR A MEMBER OF THE PLANNING COMMISSION. THE PLANNING COMMISSION MAY IMPOSE TIME LIMITATIONS, AS NECESSARY, ON THOSE PERSONS WISHING TO BE HEARD ON ANY AGENDAED ITEM.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MARCH 11, 2004

CHAIRMAN TRUESDELL noted the Rules of Conduct.

PLANNING COMMISSION MEETING RULES OF CONDUCT.

1. Staff will present each item to the Commission in order as shown on the agenda, along with a recommendation and suggested conditions of approval, if appropriate.
2. The applicant is asked to be at the public microphone during the staff presentation. When the staff presentation is complete, the applicant should state his name and address, and indicate whether or not he accepts staff's conditions of approval.
3. If areas of concern are known in advance, or if the applicant does not accept staff's conditions, the applicant or his representative is invited to make a brief presentation of his item with emphasis on any items of concern.
4. Persons other than the applicant who support the request are invited to make brief statements after the applicant. If more than one supporter is present, comments should not be repetitive. A representative is welcome to speak and indicate that he speaks for others in the audience who share his view.
5. Objectors to the item will be heard after the applicant and any other supporters. All who wish to speak will be heard, but in the interest of time it is suggested that representatives be selected who can summarize the views of any groups of interested parties.
6. After all objectors' input has been received, the applicant will be invited to respond to any new issues raised.
7. Following the applicant's response, the public hearing will be closed; Commissioners will discuss the item amongst themselves, ask any questions they feel are appropriate, and proceed to a motion and decision on the matter.
8. Letters, petitions, photographs and other submissions to the Commission will be retained for the record. Large maps, models and other materials may be displayed to the Commission from the microphone area, but need not be handed in for the record unless requested by the Commission.

As a courtesy, we would also ask those not speaking to be seated and not interrupt the speaker or the Commission. We appreciate your courtesy and hope you will help us make your visit with the Commission a good and fair experience.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MARCH 11, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☒

CONSENT

☐

DISCUSSION

SUBJECT:

ABEYANCE - TMP-3466 - HORSE AND THOM - APPLICANT: SIGNATURE HOMES - OWNER: PLASTER DEVELOPMENT COMPANY - Request for a Tentative Map Plan Review FOR A PROPOSED 16 LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 9.8 acres adjacent to the southwest corner of Horse Drive and Thom Boulevard (APN: 125-12-701-005), R-E (Residence Estates) under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units Per Acre), Ward 6 (Mack).

P.C. FINAL ACTION

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

NIGRO – APPROVED Item 1 [TMP-3466], Item 4 [TMP-3792], Item 5 [TMP-3798], and Item 6 [TMP-3887] subject to conditions and amending Conditions 14 and 15 for Item 5 [TMP-3798] - **UNANIMOUS** with McSWAIN abstaining on Item 1 as her firm has concluded work with Plaster Development but is awaiting final payment and on Item 5 as her firm has been awarded a job with Southwest Gas and inasmuch as they are able to dictate the contractor for the installation of that service, she felt it appropriate to abstain.

This is Final Action

MINUTES:

CHAIRMAN TRUESDELL stated this is a Consent item.

(6:06 – 6:09)

PLANNING COMMISSION MEETING OF MARCH 11, 2004
Planning and Development Department
Item 1 – TMP-3466

CONDITIONS:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.
2. All development shall conform to the Conditions of Approval for Site Development Plan Review (SDR-3072) and the Iron Mountain Ranch Master Plan Development Standards.
3. Prior to submittal for a Final Map Technical Review or for review of Civil Improvement plans, whichever occurs first, a revised Tentative Map depicting 17 lots shall be approved by the Planning and Development Department and Public Works Department staff.
4. Prior to submission of a Final Map, the Clark County School District requests that the developer meet with CCSD Staff to evaluate impacts on educational facilities in the area.
5. Written verification from the Division of Environmental Protection of the State Department of Conservation and Natural Resources that demonstrates the map or plan has been approved with regard to water pollution and sewage disposal in accordance with the Nevada Water Pollution Control Law.
6. A letter from the appropriate sewer agency stating that service from the existing system of community sewerage will be extended to the subdivision and the community facility for treatment and will not be caused to exceed its capacity and the discharge permit requirements by this added service or that the facility will be expanded to provide for the added service.
7. A letter from the appropriate water utility stating that it will supply water for domestic and fire protection purposes, that the system has the necessary facilities to treat water to meet the standards of the Water Supply Regulations Part I, and that the capacity is the available to meet the demands upon the system.
8. Improvement plans must be submitted to the Environmental Health Division of the Clark County Health District for review prior to the approval of the Final Map. Include "Finished Floor" elevations and "Sanitary Sewer Manhole" rim elevations on all Utility Plans to expedite review of the required sewer "Back Water Valves" on the improvement plans.

PLANNING COMMISSION MEETING OF MARCH 11, 2004
Planning and Development Department
Item 1 – TMP-3466

CONDITIONS - Continued:

9. The Engineering Services Division of the Las Vegas Valley Water District requires a water commitment for water service. The proposed project will not be provided water service from the District's system without a water commitment. A water commitment may be provided to the subdivision when all requirements of the District's Service Rules are met.
10. Street names must be provided in accordance with the City's Street Naming Regulations.
11. All development is subject to the conditions of City Departments and State Subdivision Statutes.
12. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

Public Works

13. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
14. Public drainage easements must be common lots or within private streets or private drives that are to be privately maintained by a homeowner's association or maintenance association for all public drainage not located within existing public street right-of-way.
15. Site development to comply with all applicable conditions of approval for Z-16-98, SDR-3072, Iron Mountain Ranch Master Plan and all other subsequent site-related actions.

PLANNING COMMISSION MEETING OF MARCH 11, 2004
Planning and Development Department
Item 1 – TMP-3466

CONDITIONS - Continued:

16. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations..

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MARCH 11, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☒

CONSENT

☐

DISCUSSION

SUBJECT:

ABEYANCE - TMP-3624 - DECATUR III - APPLICANT: R & S INVESTMENT GROUP - OWNER: DECATUR III, LIMITED LIABILITY COMPANY - Request for a Tentative Map FOR A TWO-LOT COMMERCIAL SUBDIVISION on 27.38 acres adjacent to the northwest corner of Decatur Boulevard and Tropical Parkway (APN: 125-25-601-022 and 023), R-E (Residence Estates) Zone under Resolution of Intent to C-1 (Limited Commercial), Ward 6 (Mack).

ABEYANCE TO THE APRIL 8, 2004 PLANNING COMMISSION MEETING

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends ABEYANCE

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

NIGRO – Motion to HOLD IN ABEYANCE Item 3 [TMP-3791] to 3/25/2004 and Item 2 [TMP-3624], Item 8 [ZON-3708], Item 46 [ZON-3794], Item 47 [SDR-3796] and Item 55 [SDR-3768] to 4/8/2004, TABLE Item 7 [ANX-3740], and Accept the WITHDRAWAL WITHOUT PREJUDICE of Item 17 [VAR-3715] – UNANIMOUS with EVANS excused

MINUTES:

CHAIRMAN TRUESDELL explained that the following items: Item 3 [TMP-3791], Item 2 [TMP-3624], Item 8 [ZON-3708], Item 46 [ZON-3794], Item 47 [SDR-3796] and Item 55 [SDR-3768], Item 7 [ANX-3740], and Item 17 [VAR-3715] are items that have been requested to be held in abeyance to a future meeting, tabled or withdrawn without prejudice and may be considered in one motion.

PLANNING COMMISSION MEETING OF MARCH 11, 2004
Planning and Development Department
Item 2 – TMP-3624

MINUTES – Continued:

DAVID CLAPSADDLE, Planning and Development Department, explained that the applicant for Item 8 [ZON-3708] requested that item be held for thirty days in order to meet with the neighbors. There is no letter on file.

JOHN VORNSSEND, 2564 Wigwam Court, appeared on behalf of the applicant and concurred with MR. CLAPSADDLE'S comments.

(6:04 – 6:06)

1-97

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MARCH 11, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☒

CONSENT

☐

DISCUSSION

SUBJECT:

TMP-3791 - CONCORDIA @ DEER SPRINGS UNIT 2A -
APPLICANT/OWNER: CONCORDIA HOMES NEVADA, INC. - Request for a Tentative Map FOR A 39-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 4.62 acres adjacent to the north side of the 215 Beltway, approximately 600 feet west of Durango Drive (APN:125-20-301-015), U (Undeveloped) Zone [TC (Town Center) General Plan Designation] under Resolution of Intent to T-C (Town Center) Zone, Ward 6 (Mack).

P.C. FINAL ACTION

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

NIGRO – Motion to HOLD IN ABEYANCE Item 3 [TMP-3791] to 3/25/2004 and Item 2 [TMP-3624], Item 8 [ZON-3708], Item 46 [ZON-3794], Item 47 [SDR-3796] and Item 55 [SDR-3768] to 4/8/2004, TABLE Item 7 [ANX-3740], and Accept the WITHDRAWAL WITHOUT PREJUDICE of Item 17 [VAR-3715] – UNANIMOUS with EVANS excused

MINUTES:

CHAIRMAN TRUESDELL explained that the following items: Item 3 [TMP-3791], Item 2 [TMP-3624], Item 8 [ZON-3708], Item 46 [ZON-3794], Item 47 [SDR-3796] and Item 55 [SDR-3768], Item 7 [ANX-3740], and Item 17 [VAR-3715] are items that have been requested to be held in abeyance to a future meeting, tabled or withdrawn without prejudice and may be considered in one motion.

(6:04 – 6:06)

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MARCH 11, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☒

CONSENT

☐

DISCUSSION

SUBJECT:

TMP-3792 - GRANDVIEW CONDOMINIUMS - APPLICANT: AMERICAN PREMIERE HOMES - OWNER: GRAND VIEW APARTMENTS, LIMITED LIABILITY COMPANY - Request for a Tentative Map FOR A 336-UNIT CONDOMINIUM DEVELOPMENT on 15.54 acres adjacent to the southwest corner of Grand Teton Drive and Grand Canyon Drive (APN: 125-18-101-005), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development), Ward 6 (Mack).

P.C. FINAL ACTION

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

NIGRO – APPROVED Item 1 [TMP-3466], Item 4 [TMP-3792], Item 5 [TMP-3798], and Item 6 [TMP-3887] subject to conditions and amending Conditions 14 and 15 for Item 5 [TMP-3798] - UNANIMOUS with McSWAIN abstaining on Item 1 as her firm has concluded work with Plaster Development but is awaiting final payment and on Item 5 as her firm has been awarded a job with Southwest Gas and inasmuch as they are able to dictate the contractor for the installation of that service, she felt it appropriate to abstain.

This is Final Action

MINUTES:

CHAIRMAN TRUESDELL stated this is a Consent item.

(6:06 – 6:09)

PLANNING COMMISSION MEETING OF MARCH 11, 2004
Planning and Development Department
Item 4 – TMP-3792

CONDITIONS:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.
2. All development shall conform to the Conditions of Approval for Site Development Plan Review SDR-2928.
3. Street names must be provided in accordance with the City's Street Naming Regulations.
4. All development is subject to the conditions of City Departments and State Subdivision Statutes.
5. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
6. Written verification from the Division of Environmental Protection of the State Department of Conservation and Natural Resources that the map or plan has been approved with regard to water pollution and sewage disposal in accordance with the Nevada Water Pollution Control Law.
7. A letter from the appropriate sewer agency stating that service from the existing system of community sewage will be extended to the subdivision and the community facility for treatment will not be caused to exceed its capacity and the discharge permit requirements by this added service or that the facility will be expanded to provide for the added service.
8. A letter from the appropriate water utility stating that it will supply water for domestic and fire protection purposes, the system has the necessary facilities to treat water to meet the standards of the Water Supply Regulations Part I, and that the capacity is available to meet the demands upon the system.
9. Improvement plans must be submitted to the Environmental Health Division of the Clark County Health District for review and approval before the final map can be signed. Include "Finished Floor" elevations and "Sanitary Sewer Manhole" rim elevations on all utility plans to expedite review of the required sewer "Back Water Valves" on the improvement plans.

PLANNING COMMISSION MEETING OF MARCH 11, 2004
Planning and Development Department
Item 4 – TMP-3792

CONDITIONS:

Public Works

10. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
11. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services prior to the issuance of any permits.
12. Submit and obtain approval for a Master Streetlight Plan for all public streetlights adjacent to this site prior to the submittal of any improvement plans.
13. Site development to comply with all applicable conditions of approval for Site Development Plan Review SDR-2928 and all other applicable site-related actions.
14. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MARCH 11, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☒

CONSENT

☐

DISCUSSION

SUBJECT:

TMP-3798 - CLIFFS EDGE PARENT - APPLICANT: FOCUS COMMERCIAL
- OWNER: CLIFFS EDGE, LIMITED LIABILITY COMPANY, ET AL - Request for a Tentative Map FOR A 35-LOT MIXED-USE SUBDIVISION on 922.96 acres generally located adjacent to the south side of Grand Teton Drive, between Hualapai Way and Puli Road (APN: Multiple), PD (Planned Development) Zone, Ward 6 (Mack).

P.C. FINAL ACTION

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

NIGRO – APPROVED Item 1 [TMP-3466], Item 4 [TMP-3792], Item 5 [TMP-3798], and Item 6 [TMP-3887] subject to conditions with the following amendments to Item 5 [TMP-3798]:

14. Coordinate with the Right of Way Section of the Department of Public Works to determine the application submittal requirements for Bureau of Land Management (BLM) applications that have not been previously submitted. A copy of the plant survey (if applicable), approved right-of-way grant issued by BLM, receipt for tortoise mitigation fee payment and notice to proceed issued by BLM (*if applicable*) shall be submitted to the Right-of-Way Section prior to approval of construction drawings for this site or the issuance of any permits, whichever may occur first.

PLANNING COMMISSION MEETING OF MARCH 11, 2004
Planning and Development Department
Item 2 – TMP-3624

MOTION – Continued:

15. Coordinate with Clark County Department of Public Works to obtain and provide all necessary documentation required for submittal of a BLM application for the west half of Puli Road to enable improvements for the full width of this street. Provide copies of such submittal to the Right-of-Way Section of the Department of Public Works prior to the approval of any construction drawings for this site. A copy of the plant survey (if applicable), approved right-of-way grant issued by BLM, receipt for tortoise mitigation fee payment and notice to proceed issued by BLM (*if applicable*) shall be submitted to the Right-of-Way Section prior to approval of construction drawings for *any development abutting Puli Road* or the issuance of any permits, whichever may occur first.

- **UNANIMOUS with McSWAIN abstaining on Item 1 as her firm has concluded work with Plaster Development but is awaiting final payment and on Item 5 as her firm has been awarded a job with Southwest Gas and inasmuch as they are able to dictate the contractor for the installation of that service, she felt it appropriate to abstain.**

This is Final Action

MINUTES:

CHAIRMAN TRUESDELL stated this is a Consent item.

(6:06 – 6:09)

1-137

CONDITIONS:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.
2. All development shall conform to the Conditions of Approval for Rezonings (ZON-1520, ZON-2184, and ZON-3241), the Cliff's Edge Master Development Plan and Design Standards, and the Cliff's Edge Development Agreement.

PLANNING COMMISSION MEETING OF MARCH 11, 2004
Planning and Development Department
Item 5 – TMP-3798

CONDITIONS – Continued:

3. The proposed Tentative Map shall incorporate all changes effected by the potential approval of a General Plan Amendment to shift the location of proposed power corridors from Farm Road to Grand Teton Drive. The City Council is scheduled to consider this General Plan Amendment at its meeting on May 19, 2004.
4. A revised Tentative Map depicting all required trails within the Cliff's Edge Master Development Plan area shall be approved by the Planning and Development Department and Public Works Department staff prior to submittal for a Final Map Technical Review or for review of Civil Improvement plans, whichever occurs first. These trails include Multi-Use Non-Equestrian (Transportation) Trails on the west side of Hualapai Way, the south side of Grand Teton Drive, and along the north and west sides of the 215 Beltway. The design of the trails shall comply with the Transportation Trails Element of the Las Vegas 2020 Master Plan.
5. Street names must be provided in accordance with the City's Street Naming Regulations.
6. All development is subject to the conditions of City Departments and State Subdivision Statutes.
7. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

Public Works

8. Deviations for roadway widths and design configurations as accepted by the City Engineer on January 22, 2004, and as shown on the Tentative Map dated and sealed March 5, 2004, may be incorporated into the submitted construction drawings and recorded Final Map for this site if all sidewalk areas outside the dedicated rights-of-way are dedicated as pedestrian access and dry utility easements within common lots privately maintained by adjacent property or Homeowner's Associations.
9. Dedicate 50 feet of half street right-of-way for Grand Teton Drive between Puli Road and Hualapai Way, Centennial Parkway between Puli Road and the I-215 Beltway, and Hualapai Way between Grand Teton Drive and I-215 Beltway.

PLANNING COMMISSION MEETING OF MARCH 11, 2004
Planning and Development Department
Item 5 – TMP-3798

CONDITIONS – Continued:

10. Dedicate 40 feet of half street or 80-feet total as appropriate of right-of-way for Elkhorn Road between Egan Crest Way and Hualapai Way, Shaumber Road between Dorrell Lane and Centennial Parkway, and Puli Road between Grand Teton Drive and Centennial Parkway.
11. Dedicate 70-feet of right-of-way for Farm Road between Puli Road and Hualapai Way, Dorrell Lane between Puli Road and Hualapai Way, Shaumber Road between Grand Teton Drive and Dorrell Lane, and Egan Crest Way between Grand Teton Drive and Dorrell Lane.
12. Dedicate right-of-way as appropriate, with appropriate radius corners, for all minor streets shown on this map and for all minor streets that are required to provide legal access to all parcels labeled “Not a Part”. Coordinate with the Development Coordination and Right-of-Way Sections to determine right-of-way dedication prior to submittal of a Final Map. Dedicate additional right-of-way in accordance with Standard Drawing #201.1 along Shaumber Road and Dorrell Lane and show such dedication on the Final Map. Additional dedications in accordance with Standard Drawings #201.1 and #234.1 shall also be provided unless specifically not required in the approved Traffic Impact Analysis. We note that the northwest corner of this site is within the alignment for the Master Planned parkway; upon further development additional right-of-way acquisition may be required. Coordinate with the City Engineer’s Division to determine impacts to this development from the parkway alignment, if any.
13. Submit an Amendment to the Master Plan of Streets and Highways for all proposed major streets within this development that conflict with the approved plan. Any required amendments must be submitted and acted upon by City Council prior to the issuance of any permits.
14. Coordinate with the Right of Way Section of the Department of Public Works to determine the application submittal requirements for Bureau of Land Management (BLM) applications that have not been previously submitted. A copy of the plant survey (if applicable), approved right-of-way grant issued by BLM, receipt for tortoise mitigation fee payment and notice to proceed issued by BLM shall be submitted to the Right-of-Way Section prior to approval of construction drawings for this site or the issuance of any permits, whichever may occur first.

PLANNING COMMISSION MEETING OF MARCH 11, 2004
Planning and Development Department
Item 5 – TMP-3798

CONDITIONS – Continued:

15. Coordinate with Clark County Department of Public Works to obtain and provide all necessary documentation required for submittal of a BLM application for the west half of Puli Road to enable improvements for the full width of this street. Provide copies of such submittal to the Right-of-Way Section of the Department of Public Works prior to the approval of any construction drawings for this site. A copy of the plant survey (if applicable), approved right-of-way grant issued by BLM, receipt for tortoise mitigation fee payment and notice to proceed issued by BLM shall be submitted to the Right-of-Way Section prior to approval of construction drawings for this site or the issuance of any permits, whichever may occur first.
16. This map must provide legal access to all parcels labeled “Not a Part” or documentation must be submitted to the Department of Public Works proving Cliff’s Edge ownership prior to the submittal of a Final Map for this site.
17. Shaumber Road between Dorrell Lane and Centennial Parkway shall be constructed to the cross section shown as Detail 10 on Sheet DT-1, instead of Detail 2 as proposed.
18. An Order of Vacation for rights-of-way and/or easements in conflict with the site, such as that along Deer Springs Way, must be recorded prior to recordation of a Final Map for this site. Alternatively, matching dedication and termination may be provided.
19. Any proposed drainage or sewer easements that encroach into the Beltway alignment must receive approval from the Clark County Department of Public Works prior to recordation of a Final Map for this site.
20. Grant pedestrian access easements and public utility easements for all sidewalks located outside of the public street right-of-way. The sidewalk shall be within a separate common lot.
21. Landscape and maintain all unimproved right-of-way within this site concurrent with development of this site.
22. Submit an Encroachment Agreement for all landscaping and private improvements within public rights-of-way adjacent to this site prior to the issuance of any permits.

PLANNING COMMISSION MEETING OF MARCH 11, 2004
Planning and Development Department
Item 5 – TMP-3798

CONDITIONS – Continued:

23. The location of all median openings and subdivision entry streets for Shaumber Road shall be located as shown on the submitted design document titled “Sight Distance along Shaumber Road within Cliffs Edge”, dated and professionally sealed March 4, 2004. The location of all median openings and subdivision entry streets as shown within this document shall be final and no other median openings or subdivision entries will be allowed. Shaumber Road, as well as any proposed roadway with a right-of-way of less than 100-feet in which median islands are proposed shall be posted “No U-Turns” at all intersections.
24. Bonds for monuments associated with this map may be required prior to the recordation of a Final Map for this site.
25. A Master Streetlight Plan must be submitted and approved by the Department of Public Works prior to the submittal of any construction drawings for this site.
26. A Master Drainage Plan must be submitted to and approved by the Department of Public Works prior to the recordation of this Map.
27. Site development to comply with all applicable conditions of approval for previous zoning actions, Cliff’s Edge Development Standards, Design Guidelines and Development Agreement, and all other applicable site-related actions.
28. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No additional deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MARCH 11, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☒

CONSENT

☐

DISCUSSION

SUBJECT:

TMP-3887 - CELEBRATE ESTATES - APPLICANT: RICK WILLIAMS ET AL - OWNER: CRAIG/BUFFALO, LIMITED - Request for a Tentative Map FOR A 23-LOT SINGLE FAMILY SUBDIVISION on 10.8 acres adjacent to the southwest corner of Craig Road and Buffalo Drive (APN: 138-04-704-001, 002, 003 and 004), R-E (Residence Estates) Zone under Resolution of Intent to R-D (Single Family Residential-Restricted), Ward 4 (Brown).

P.C. FINAL ACTION

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

NIGRO – APPROVED Item 1 [TMP-3466], Item 4 [TMP-3792], Item 5 [TMP-3798], and Item 6 [TMP-3887] subject to conditions and amending Conditions 14 and 15 for Item 5 [TMP-3798] - **UNANIMOUS** with McSWAIN abstaining on Item 1 as her firm has concluded work with Plaster Development but is awaiting final payment and on Item 5 as her firm has been awarded a job with Southwest Gas and inasmuch as they are able to dictate the contractor for the installation of that service, she felt it appropriate to abstain.

This is Final Action

MINUTES:

CHAIRMAN TRUESDELL stated this is a Consent item.

(6:06 – 6:09)

PLANNING COMMISSION MEETING OF MARCH 11, 2004
Planning and Development Department
Item 6 – TMP-3887

CONDITIONS:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.
2. All development shall conform to the Conditions of Approval for Site Development Plan Review SDR-3462 and Rezoning ZON-3461.
3. Street names must be provided in accordance with the City's Street Naming Regulations.
4. All development is subject to the conditions of City Departments and State Subdivision Statutes.
5. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

Public Works

6. Petition of Vacation VAC-3654 must record prior to the recordation of a Final Map abutting or overlying the area being vacated.
7. Gated access driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.
8. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services prior to the issuance of any permits.
9. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
10. Private streets must be public utility easements (P.U.E.), City of Las Vegas sewer easements and public drainage easements to be privately maintained by the Homeowner's Association.

PLANNING COMMISSION MEETING OF MARCH 11, 2004
Planning and Development Department
Item 6 – TMP-3887

CONDITIONS - Continued:

11. Site development to comply with all applicable conditions of approval for Rezoning Application ZON-3461, Site Development Plan Review SDR-3462 and all other applicable site related actions.
12. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MARCH 11, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☒

CONSENT

☐

DISCUSSION

SUBJECT:

ANX-3740 - CYTHA PRICE, ET AL - Petition to Annex 0.94 acres generally located on the east side of Fairhaven Street, 1,170 feet south of Lake Mead Boulevard (APN: 138-24-703-007 and 008), Ward 5 (Weekly).

TABLE

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **TABLE**

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

NIGRO – Motion to HOLD IN ABEYANCE Item 3 [TMP-3791] to 3/25/2004 and Item 2 [TMP-3624], Item 8 [ZON-3708], Item 46 [ZON-3794], Item 47 [SDR-3796] and Item 55 [SDR-3768] to 4/8/2004, TABLE Item 7 [ANX-3740], and Accept the WITHDRAWAL WITHOUT PREJUDICE of Item 17 [VAR-3715] – UNANIMOUS with EVANS excused

MINUTES:

CHAIRMAN TRUESDELL explained that the following items: Item 3 [TMP-3791], Item 2 [TMP-3624], Item 8 [ZON-3708], Item 46 [ZON-3794], Item 47 [SDR-3796] and Item 55 [SDR-3768], Item 7 [ANX-3740], and Item 17 [VAR-3715] are items that have been requested to be held in abeyance to a future meeting, tabled or withdrawn without prejudice and may be considered in one motion.

(6:04 – 6:06)

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MARCH 11, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

ZON-3708 - APPLICANT/OWNER: EMERALD CREST HOLDINGS, LIMITED LIABILITY COMPANY - Request for a Rezoning FROM: R-1 (Single-Family Residential) TO: R-3 (Medium Density Residential) on 0.29 acres adjacent to the northeast corner of Torrey Pines Drive and Garwood Avenue (APN: 138-35-517-001), Ward 1 (Moncrief).

C.C. 04/07/04

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

4

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

NIGRO – Motion to **HOLD IN ABEYANCE** Item 3 [TMP-3791] to 3/25/2004 and Item 2 [TMP-3624], Item 8 [ZON-3708], Item 46 [ZON-3794], Item 47 [SDR-3796] and Item 55 [SDR-3768] to 4/8/2004, **TABLE** Item 7 [ANX-3740], and **Accept the WITHDRAWAL WITHOUT PREJUDICE** of Item 17 [VAR-3715] – **UNANIMOUS** with **EVANS** excused

MINUTES:

CHAIRMAN TRUESDELL explained that the following items: Item 3 [TMP-3791], Item 2 [TMP-3624], Item 8 [ZON-3708], Item 46 [ZON-3794], Item 47 [SDR-3796] and Item 55 [SDR-3768], Item 7 [ANX-3740], and Item 17 [VAR-3715] are items that have been requested to be held in abeyance to a future meeting, tabled or withdrawn without prejudice and may be considered in one motion.

PLANNING COMMISSION MEETING OF MARCH 11, 2004
Planning and Development Department
Item 8 – ZON-3708

MINUTES – Continued:

DAVID CLAPSADDLE, Planning and Development Department, explained that the applicant for Item 8 [ZON-3708] requested that item be held for thirty days in order to meet with the neighbors. There is no letter on file.

JOHN VORNSSEND, 2564 Wigwam Court, appeared on behalf of the applicant and concurred with MR. CLAPSADDLE'S comments.

(6:04 – 6:06)

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MARCH 11, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

SUP-3815 - APPLICANT: BULLSEYE COMMERCIAL REAL ESTATE - OWNER: PSA LAND INVESTMENTS, LIMITED LIABILITY COMPANY - Request for a Special Use Permit FOR LIQUOR SALES (OFF-PREMISE CONSUMPTION) adjacent to the north side of Charleston Avenue, approximately 375 feet east of Torrey Pines Drive (APN: 138-35-801-002; 138-35-803-001), C-1 (Limited-Commercial) Zone, Ward 1 (Moncrief).

C.C. 04/07/04

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

4

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

DAVENPORT – APPROVED subject to conditions – UNANIMOUS with TRUESEDELL abstaining as his company represents a property adjacent to this site and EVANS excused

To be heard by the City Council on 4/7/2004

MINUTES:

VICE CHAIRMAN NIGRO declared the Public Hearing open on Item 9 [SUP-3815] and Item 10 [SDR-3790].

GARY LEOBOLD, Planning and Development Department, explained that the requested use is permitted on the site with a special use permit; however, because of its location in close proximity to a childcare facility and the Community College across the street, it does not meet the distance requirements of Title 19.

PLANNING COMMISSION MEETING OF MARCH 11, 2004
Planning and Development Department
Item 9 – SUP-3815

MINUTES - Continued:

MR. LEOBOLD stated that based on criteria established in the Code that stipulates the square footage of the premises and the percentage of space that will be devoted to the intended use, staff determined that the waiver is appropriate for this location and therefore recommended approval subject to conditions.

With regard to the Site Development Plan Review, the applicant requested waivers of the buffering and landscaping standards. In lieu of the buffering, the applicant proposed a 10-foot high stucco screen wall to eliminate any negative impact on the adjacent residential properties to the north. Staff recommended approval of the Site Development Plan Review subject to conditions.

DEBORAH McCUTCHEN, Perkowitz & Ruth Architects, 3980 Howard Hughes Parkway, appeared on behalf of the applicant and concurred with staff recommendations and conditions. She informed that as a result of a neighborhood meeting held last evening, the applicant committed to installing a wall along the entire residential property line. The wall will be a minimum of six feet and higher if necessary and will run along Blair Way, Casada Way and Bishop.

JUANITA CLARK and JUNE INGRAM, representing the Charleston Neighborhood Preservation Association, appeared in support of the proposed project. They felt the applicant has done a superb job of blending the style and architecture with the adjacent community. They also complimented the applicant for meeting with the neighbors and making the recommendations of the residents a reality.

TODD FARLOW, 240 North 19th Street, stated his approval.

GENE LENARDO agreed with the previous speakers and supported the proposed development.

COMMISSIONER McSWAIN questioned the placement of the building and whether this was the only feasible configuration versus having the building up on the edge with landscaping to the back. With regard to the landscaping, MS. McCUTCHEN stated that there would be landscaping of the entire length of both sides except for the rear of the market. COMMISSIONER McSWAIN asked about the delivery hours and recommended a condition be added. MS. McCUTCHEN was agreeable to the condition limiting the hours of delivery from 8:00 a.m. to 8:00 p.m., seven days a week.

TED KRUGER, the developer, 29100 Old Mill Creek Lane, Agoura, California, appeared on behalf of the operator and committed to working with the applicant with regard to the additional condition.

PLANNING COMMISSION MEETING OF MARCH 11, 2004
Planning and Development Department
Item 9 – SUP-3815

MINUTES - Continued:

Noting that there are no restrictions for ingress and egress, COMMISSIONER DAVENPORT referenced the site plan and asked if that is an indication that it will be off of Charleston Boulevard. MR. CLAPSADDLE explained the applicant is restricted to the standard conformance to the site plan; however, if the applicant desires access to Casada Way or another street, they would have to come back to the Planning Commission.

No one appeared in opposition.

VICE CHAIRMAN NIGRO declared the Public Hearing closed on Item 9 [SUP-3815] and Item 10 [SDR-3790].

NOTE: All discussion for Item 9 [SUP-3815] and Item 10 [SDR-3790] was held under Item 9 [SUP-3815].

(6:13 – 6:26)

1-357

CONDITIONS:

Planning and Development

1. Conformance to all Minimum Requirements under Title 19.04.050 for a Liquor Establishment (Off-Premise Consumption) use.
2. Approval of and conformance to the Conditions of Approval for Site Development Plan Review [SDR-3790].
3. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
4. All City Code requirements and design standards of all City departments must be satisfied.
5. Approval of this Special Use Permit does not constitute approval of a liquor license.
6. The sale of alcoholic beverages shall be limited to an area not to exceed 10% of the retail floor space of the market.

PLANNING COMMISSION MEETING OF MARCH 11, 2004
Planning and Development Department
Item 9 – SUP-3815

CONDITIONS - Continued:

7. The sale of individual containers of any size of beer, wine coolers or screw cap wine is prohibited. All such products shall remain in their original configurations as shipped by the manufacturer. Further, no repackaging of containers into groups smaller than the original shipping container size shall be permitted.
8. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MARCH 11, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

SDR-3790 - APPLICANT: BULLSEYE COMMERCIAL REAL ESTATE - OWNER: PSA LAND INVESTMENTS, LIMITED LIABILITY COMPANY -
 Request for a Site Development Plan Review and Waivers of perimeter buffering and landscaping standards FOR A PROPOSED 101,000 SQUARE-FOOT RETAIL CENTER on 9.74 acres adjacent to the north side of Charleston Avenue, approximately 375 feet east of Torrey Pines Drive (APN: 138-358-01-002; 138-358-03-001), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).

C.C. 04/07/04

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

DAVENPORT – APPROVED subject to conditions and adding the following condition:

- *Deliveries to the site shall be restricted to the hours of 8:00 a.m. to 8:00 p.m.*

– **UNANIMOUS** with **TRUESDELL** abstaining as his company represents a property adjacent to this site and **EVANS** excused

To be heard by the City Council on 4/7/2004

MINUTES:

NOTE: See Item 9 [SUP-3815] for related discussion.

(6:13 – 6:26)

1-357

PLANNING COMMISSION MEETING OF MARCH 11, 2004
Planning and Development Department
Item 10 – SDR-3790

CONDITIONS:

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
2. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
3. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect the design of handicap parking spaces to meet Code requirements.
4. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
5. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect minimum 24-inch box trees planted a maximum of 20 feet on-center and a minimum of four five-gallon shrubs for each tree within provided planters.
6. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]
7. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
8. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
9. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.

PLANNING COMMISSION MEETING OF MARCH 11, 2004
Planning and Development Department
Item 10 – SDR-3790

CONDITIONS - Continued:

10. A Master Sign Plan shall be submitted for approval of the Planning Commission or City Council prior to the issuance of a Certificate of Occupancy for any building on the site.
11. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
12. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
13. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
14. All City Code requirements and design standards of all City departments must be satisfied.
15. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
16. Prior to the issuance of building permits, a revised landscape plan must be submitted to and approved by the Department of Planning and Development showing a maximum of 12.5% of the total landscaped area as turf.

Public Works

17. Coordinate with the City Surveyor to determine whether a Merger and Resubdivision map or other mapping is necessary; if a map or joining is required, it should record prior to the issuance of any permits for this site.
18. Construct all incomplete half-street improvements on Charleston Boulevard, Torrey Pines Drive, Blair Way, Bishop Drive and Casada Way adjacent to this site concurrent development of this site. Also, construct a bus turnout on Charleston Boulevard if recommended by the approved Traffic Impact Analysis. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development. Improvements on Charleston Boulevard shall receive approval from the Nevada Department of Transportation.

PLANNING COMMISSION MEETING OF MARCH 11, 2004
Planning and Development Department
Item 10 – SDR-3790

CONDITIONS – Continued:

19. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222A. Access of any type, including construction traffic, shall not be taken from the proposed Campus Drive entry until all necessary modifications to the existing traffic signal are complete. All work within the Charleston Boulevard right-of-way shall receive approval from the Nevada Department of Transportation.
20. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.
21. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor

PLANNING COMMISSION MEETING OF MARCH 11, 2004
Planning and Development Department
Item 10 – SDR-3790

CONDITIONS – Continued:

- compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.
22. Site development to comply with all applicable conditions of approval for Zoning Reclassification Z-49-99 and all other subsequent site-related actions.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MARCH 11, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

SUP-3729 - APPLICANT: BAIL BOND AMERICA, INC. - OWNER: MICHAEL AND CHRISTINE ACCARDI - Request for a Special Use Permit FOR A BAILBOND SERVICE at 800 South Casino Center Boulevard (APN: 139-34-410-027), C-2 (General Commercial) Zone, Ward 1 (Moncrief).

C.C. 04/07/04

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Submitted at meeting: Copy of letter of receipt from Bail Bond America, Inc. and accompanying copy of photograph of subject property

MOTION:

DAVENPORT – APPROVED subject to conditions and adding the following condition:

- *The applicant shall meet with Planning and Development Department staff and provide revised landscaping plans and elevations that depict improvements to the site that are satisfactory to staff, prior to review of the application by City Council.*

- Motion carried with TRUESDELL voting No and EVANS excused

To be heard by the City Council on 4/7/2004

PLANNING COMMISSION MEETING OF MARCH 11, 2004
Planning and Development Department
Item 11 – SUP-3729

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

MARGO WHEELER, Deputy Director, Planning and Development Department, explained that the intended Bailbond Service is located at Casino Center and Gass. The requested use is permitted in this area. She noted that the applicant will be required to submit a signage plan for approval. Staff recommended approval subject to conditions.

MICHAEL ACCARDI, the applicant, 6300 Sandhill, concurred with staff recommendations and conditions.

TIMOTHY DEAN, licensed bail bondsman, 726 South Casino Center, appeared in opposition. He stated that the applicant has illegally conducted business at the subject site without the required use permit. He submitted for the record copies of receipts that indicated business transactions have transpired at that location. MR. DEAN also remarked that he has notified COUNCILWOMAN MONCRIEF'S office of the circumstances and subsequently has learned that MR. ACCARDI was recently cited for operating without a license. MR. DEAN stated that competition is not the issue. The issue is related to operating without a license and that is a misdemeanor.

TODD FARLOW, 240 North 19th Street, agreed with the previous speaker that if the applicant is operating his Bailbond Service illegally, he should not be granted a license. CHAIRMAN TRUESDELL explained that the Commission is reviewing only the special use permit.

COMMISSIONER McSWAIN asked CHIEF DEPUTY CITY ATTORNEY TOM GREEN what parameters the Commission has in reviewing this application and based on the information that had just been provided. CHIEF DEPUTY CITY ATTORNEY GREEN replied that the Commission can use its discretion if there is a legal violation, but that necessitates producing the evidence, particularly if the use permit is denied based on the violation.

MR. ACCARDI stated that he operates only his personal business out of the 800 South Casino Center Office. He challenged that he is licensed for the business that operates out of 820 South Casino Center. He also noted that on occasion, he has met clients at the 800 South Casino Center Office for the convenience, but emphasized that this office is maintained specifically for his personal affairs. Additionally, MR. ACCARDI mentioned that he has consulted his legal counsel and was advised that he would be able to use the 800 South Casino Center to conduct personal business.

PLANNING COMMISSION MEETING OF MARCH 11, 2004
Planning and Development Department
Item 11 – SUP-3729

MINUTES - Continued:

Moreover, MR. ACCARDI stated that he purchased the property in September and, as mutually agreed, with trade off of services, the former owner still conducts his real estate business out of the 800 Casino Center Office. Consequently, there is a license but it is for the purpose of real estate. MR. ACCARDI affirmed that he has never received a violation citation.

COMMISSIONER STEINMAN felt it would be appropriate for a City official to look into the matter and come up with a determination before the Commission goes forward with this application. He recommended SUP-3729 be held in abeyance. MR. ACCARDI explained that he is in the process of obtaining a license; however, in order to do that, approval of the special use permit is required. MS. WHEELER advised that the remedy for operating without a license or special use permit would be to obtain them, which the applicant is trying to accomplish.

COMMISSIONER NIGRO agreed with COMMISSIONER STEINMAN that all activity relevant to bailbonds services must cease. He expressed concern that the applicant, although intermittently, did proceed with conducting business out of 800 Casino Center. He also asked legal counsel whether it would be advisable to conduct an investigation. CHIEF DEPUTY CITY ATTORNEY GREEN replied that it appears that the applicant has been straightforward with his explanations and he felt fairly certain that the City Attorney's Office would not file criminal charges based on the conversations that have taken place. He added that the Commission may want to seek the advice of JIM DIFIORE, Business License Division, and, if he is aware of any violations, the Commission would certainly have the right to hear it.

CHAIRMAN TRUESDELL agreed with holding the item in abeyance. He commented on the number of existing bailbonds operations and pointed out that none of these businesses have made any effort to upgrade their facilities. He stated he would not support the application. MR. ACCARDI responded by saying that he chose not to make any improvements to his property until such time as he received approval of the special use permit and obtained his bailsbond license.

With regard to the landscaping of the property, several Commissioners felt holding this item for two weeks would give the applicant ample time to come back with a site plan depicting his plans for landscaping. The applicant stated that he preferred to have his application move forward to the 4/7/2004 City Council meeting. At the recommendation of COMMISSIONER DAVENPORT, MS. WHEELER stated that it would be appropriate to add a condition requiring the applicant to work with staff to come up with a plan that would address both the elevations and landscaping.

PLANNING COMMISSION MEETING OF MARCH 11, 2004
Planning and Development Department
Item 11 – SUP-3729

MINUTES - Continued:

Upon intense questioning by the Commission and several requests to hold the application, MR. ACCARDI quantified the number of discussions he has had, either in person or by phone, with City staff. A quick review of staff files confirmed the applicant's attempt to meet the requirements commencing with the pre-application meeting with staff.

CHAIRMAN TRUESDELL declared the Public Hearing closed.
(6:26 – 7:02)

1-856

CONDITIONS:

Planning and Development

1. This Special Use Permit shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
2. All City Code requirements and design standards of all City departments must be satisfied.
3. All signage proposed for the property shall be submitted to the Planning and Development Department for review and approval subject to consistency with Title 19.14 and the Downtown Centennial Plan.

Public Works

4. Dedicate a 10 foot radius on the southwest corner of South Casino Center Boulevard and Gass Avenue prior to the issuance of any permits for this site. Contact the Right-of-Way section of The Department of Public Works for assistance in the preparation of the required documents.
5. Submit an Encroachment Agreement for all landscaping and private improvements located in the public right-of-way adjacent to this site prior to occupancy of this site.
6. Landscape and maintain all unimproved right(s)-of-way adjacent to this site.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MARCH 11, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

SUP-3746 - APPLICANT: JEFFREY CAMPBELL - OWNER: PAN PACIFIC RETAIL PROPERTIES, INC. - Request for a Special Use Permit FOR A RESTAURANT SERVICE BAR at 2101 North Rainbow Boulevard, Suite 102 (APN: 138-22-603-001), C-1 (Limited Commercial) Zone, Ward 6 (Mack).

C.C. 04/07/04

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GOYNES – APPROVED Item 12 [SUP-3746], Item 13 [SDR-3787], Item 14 [VAC-3760], Item 15 [VAC-3782] and Item 16 [VAC-3802] subject to conditions – **UNANIMOUS** with NIGRO abstaining on Item 13 as Silver State Bank is one of the lenders on one of his firm's construction projects and EVANS excused

To be heard by the City Council on 4/7/2004

MINUTES:

CHAIRMAN TRUESDELL explained that these items will be considered in One Motion/One Vote and are routine public hearing items that have no protests, waivers from the Code or condition changes by the applicant or staff. All public hearings will be opened at one time. Any person representing the applicant or a member of the Planning Commission, not in agreement with all standard conditions for the applications recommended by staff, may request to have an item removed from this part of the Agenda.

DAVID CLAPSADDLE, Planning and Development Department, stated letters have been received from each applicant agreeing to all of the conditions.

PLANNING COMMISSION MEETING OF MARCH 11, 2004
Planning and Development Department
Item 12 – SUP-3746

MINUTES - Continued:

CHAIRMAN TRUESDELL declared the Public Hearing open on Item 12 [SUP-3746], Item 13 [SDR-3787], Item 14 [VAC-3760], Item 15 [VAC-3782] and Item 16 [VAC-3802].

JEFFREY CAMPBELL, applicant, 2101 North Rainbow Boulevard, appeared to represent his application.

No one appeared in opposition

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 12 [SUP-3746], Item 13 [SDR-3787], Item 14 [VAC-3760], Item 15 [VAC-3782] and Item 16 [VAC-3802].

(6:09 – 6:13)

1-231

CONDITIONS:

Planning and Development

1. Conformance to all Minimum Requirements under Title 19.04.050 for a Restaurant Service Bar use.
2. Conformance to the Conditions of Approval for Site Development Plan Review [Z-0100-87(7) and Z-0174-94(1)] and all subsequent site-related actions.
3. This Special Use Permit shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
4. Conformance to the provisions of Chapter 6.50 of the Las Vegas Municipal Code.
5. All City Code requirements and design standards of all City departments must be satisfied.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MARCH 11, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

SDR-3787 - APPLICANT/OWNER: SILVER STATE BANK - Request for a Site Development Plan Review and Waivers of the parking lot landscaping and building foundation landscaping standards FOR A PROPOSED 5,000 SQUARE-FOOT OFFICE BUILDING on 0.46 acres located at 8901 West Sahara Avenue (APN: 163-08-120-036), C-1 (Limited Commercial) Zone, Ward 2 (L.B. McDonald).

C.C. 04/07/04

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GOYNES – APPROVED Item 12 [SUP-3746], Item 13 [SDR-3787], Item 14 [VAC-3760], Item 15 [VAC-3782] and Item 16 [VAC-3802] subject to conditions – **UNANIMOUS** with NIGRO abstaining on Item 13 as Silver State Bank is one of the lenders on one of his firm's construction projects and EVANS excused

To be heard by the City Council on 4/7/2004

MINUTES:

CHAIRMAN TRUESDELL explained that these items will be considered in One Motion/One Vote and are routine public hearing items that have no protests, waivers from the Code or condition changes by the applicant or staff. All public hearings will be opened at one time. Any person representing the applicant or a member of the Planning Commission, not in agreement with all standard conditions for the applications recommended by staff, may request to have an item removed from this part of the Agenda.

PLANNING COMMISSION MEETING OF MARCH 11, 2004
Planning and Development Department
Item 13 – SDR-3787

MINUTES - Continued:

CHAIRMAN TRUESDELL declared the Public Hearing open on Item 12 [SUP-3746], Item 13 [SDR-3787], Item 14 [VAC-3760], Item 15 [VAC-3782] and Item 16 [VAC-3802].

DAVID CLAPSADDLE, Planning and Development Department, stated letters have been received from each applicant agreeing to all of the conditions.

No one appeared in opposition

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 12 [SUP-3746], Item 13 [SDR-3787], Item 14 [VAC-3760], Item 15 [VAC-3782] and Item 16 [VAC-3802].

(6:09 – 6:13)

1-231

CONDITIONS:

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
2. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
3. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
4. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]
5. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

PLANNING COMMISSION MEETING OF MARCH 11, 2004
Planning and Development Department
Item 13 – SDR-3787

CONDITIONS - Continued:

6. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
7. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
8. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
9. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
10. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map for this site. The Design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
11. All City Code requirements and design standards of all City departments must be satisfied

Public Works

12. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.
13. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits or the submittal of any construction drawings, whichever may occur first. Provide and improve all drainage ways as recommended in the approved drainage plan/study.
14. Site development to comply with all applicable conditions of approval for Z-0013-86, the Lakes Business Center commercial subdivision, and all other applicable site-related actions.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MARCH 11, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

VAC-3760 - APPLICANT: AMERICAN PREMIER HOMES - OWNER: GRAND VIEW APARTMENTS, LIMITED LIABILITY COMPANY - Petition to Vacate U.S. Government Patent Easements generally located south of Grand Teton Drive, east of Grand Canyon Drive, Ward 6 (Mack).

SET DATE: 03/17/04 C.C. 04/07/04

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GOYNES – APPROVED Item 12 [SUP-3746], Item 13 [SDR-3787], Item 14 [VAC-3760], Item 15 [VAC-3782] and Item 16 [VAC-3802] subject to conditions – **UNANIMOUS** with NIGRO abstaining on Item 13 as Silver State Bank is one of the lenders on one of his firm's construction projects and EVANS excused

To be heard by the City Council on 4/7/2004

MINUTES:

CHAIRMAN TRUESDELL explained that these items will be considered in One Motion/One Vote and are routine public hearing items that have no protests, waivers from the Code or condition changes by the applicant or staff. All public hearings will be opened at one time. Any person representing the applicant or a member of the Planning Commission, not in agreement with all standard conditions for the applications recommended by staff, may request to have an item removed from this part of the Agenda.

DAVID CLAPSADDLE, Planning and Development Department, stated letters have been received from each applicant agreeing to all of the conditions.

PLANNING COMMISSION MEETING OF MARCH 11, 2004
Planning and Development Department
Item 14 – VAC-3760

MINUTES – Continued:

CHAIRMAN TRUESDELL declared the Public Hearing open on Item 12 [SUP-3746], Item 13 [SDR-3787], Item 14 [VAC-3760], Item 15 [VAC-3782] and Item 16 [VAC-3802].

No one appeared in opposition

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 12 [SUP-3746], Item 13 [SDR-3787], Item 14 [VAC-3760], Item 15 [VAC-3782] and Item 16 [VAC-3802].

(6:09 – 6:13)

1-231

CONDITIONS:

1. A Drainage Plan and Technical Drainage Study or other related drainage information acceptable to the Flood Control Section must be submitted to and approved prior to the recordation of the Order of Relinquishment of Interest for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. The Drainage Study required for Site Development Plan Review SDR-2928 may be used to satisfy this condition, provided that the area requested for vacation is addressed within that study.
2. Provide proof acceptable to the Department of Public Works that the Jo Marcy Drive alignment is no longer required to provide legal access to Assessor's Parcel Number 125-18-101-011 prior to the recordation of an Order of Relinquishment of Interest for this application.
3. All existing public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Relinquishment of Interest.
4. Development of these sites shall comply with all applicable conditions of approval for Site Development Plan Review SDR-2928 and all other applicable site-related actions.
5. All development shall be in conformance with Code requirements and design standards of all City Departments.

PLANNING COMMISSION MEETING OF MARCH 11, 2004
Planning and Development Department
Item 14 – VAC-3760

CONDITIONS – Continued:

6. The Order of Relinquishment of Interest shall not be recorded until all of the conditions of approval have been met provided, however, that that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five-foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way or easement being vacated must be retained.
7. If the Order of Relinquishment of Interest is not recorded within one (1) year after approval by the City Council and the Planning and Development Director does not grant an Extension of Time, then approval will terminate and a new petition must be submitted.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MARCH 11, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

VAC-3782 - APPLICANT/OWNER: CONCORDIA HOMES NEVADA, INC. -
Petition to Vacate U.S. Government Patent Easements generally located adjacent to the south side of Stange Avenue, east of Puli Road, Ward 4 (Brown).

SET DATE: 03/17/04 C.C. 04/07/04

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GOYNES – APPROVED Item 12 [SUP-3746], Item 13 [SDR-3787], Item 14 [VAC-3760], Item 15 [VAC-3782] and Item 16 [VAC-3802] subject to conditions – **UNANIMOUS** with NIGRO abstaining on Item 13 as Silver State Bank is one of the lenders on one of his firm's construction projects and EVANS excused

To be heard by the City Council on 4/7/2004

MINUTES:

CHAIRMAN TRUESDELL explained that these items will be considered in One Motion/One Vote and are routine public hearing items that have no protests, waivers from the Code or condition changes by the applicant or staff. All public hearings will be opened at one time. Any person representing the applicant or a member of the Planning Commission, not in agreement with all standard conditions for the applications recommended by staff, may request to have an item removed from this part of the Agenda.

DAVID CLAPSADDLE, Planning and Development Department, stated letters have been received from each applicant agreeing to all of the conditions.

PLANNING COMMISSION MEETING OF MARCH 11, 2004
Planning and Development Department
Item 15 – VAC-3782

MINUTES - Continued:

CHAIRMAN TRUESDELL declared the Public Hearing open on Item 12 [SUP-3746], Item 13 [SDR-3787], Item 14 [VAC-3760], Item 15 [VAC-3782] and Item 16 [VAC-3802].

No one appeared in opposition

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 12 [SUP-3746], Item 13 [SDR-3787], Item 14 [VAC-3760], Item 15 [VAC-3782] and Item 16 [VAC-3802].

(6:09 – 6:13)

1-231

CONDITIONS:

1. A Drainage Plan and Technical Drainage Study or other related drainage information acceptable to the Flood Control Section must be submitted to and approved prior to the recordation of the Order of Relinquishment of Interest for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. The Drainage Study required for ZON-1666 may be used to satisfy this requirement, provided that the area requested for vacation is addressed within those studies.
2. All existing public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Relinquishment of Interest.
3. Development of these sites shall comply with all applicable conditions of approval of Rezoning application ZON-1666, Site Development Plan Review SDR-1667, and all other applicable site related actions.
4. All development shall be in conformance with code requirements and design standards of all City Departments.

PLANNING COMMISSION MEETING OF MARCH 11, 2004
Planning and Development Department
Item 15 – VAC-3782

CONDITIONS - Continued:

5. The Order of Relinquishment of Interest shall not be recorded until all of the conditions of approval have been met provided, however, that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way or easement being vacated must be retained.
6. If the Order of Relinquishment of Interest is not recorded within one (1) year after approval by the City Council and the Planning and Development Director does not grant an Extension of Time, then approval will terminate and a new petition must be submitted.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MARCH 11, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

VAC-3802 - APPLICANT: TANEY ENGINEERING - OWNER: UNIVEST I, LIMITED LIABILITY COMPANY - Petition to Vacate U.S. Government Patent Easements generally located north of Cheyenne Avenue, east of Hualapai Way, Ward 4 (Brown).

SET DATE: 03/17/04 C.C. 04/07/04

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GOYNES – APPROVED Item 12 [SUP-3746], Item 13 [SDR-3787], Item 14 [VAC-3760], Item 15 [VAC-3782] and Item 16 [VAC-3802] subject to conditions – **UNANIMOUS** with NIGRO abstaining on Item 13 as Silver State Bank is one of the lenders on one of his firm's construction projects and EVANS excused

To be heard by the City Council on 4/7/2004

MINUTES:

CHAIRMAN TRUESDELL explained that these items will be considered in One Motion/One Vote and are routine public hearing items that have no protests, waivers from the Code or condition changes by the applicant or staff. All public hearings will be opened at one time. Any person representing the applicant or a member of the Planning Commission, not in agreement with all standard conditions for the applications recommended by staff, may request to have an item removed from this part of the Agenda.

DAVID CLAPSADDLE, Planning and Development Department, stated letters have been received from each applicant agreeing to all of the conditions.

PLANNING COMMISSION MEETING OF MARCH 11, 2004
Planning and Development Department
Item 16 – VAC-3802

MINUTES - Continued:

CHAIRMAN TRUESDELL declared the Public Hearing open on Item 12 [SUP-3746], Item 13 [SDR-3787], Item 14 [VAC-3760], Item 15 [VAC-3782] and Item 16 [VAC-3802].

No one appeared in opposition

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 12 [SUP-3746], Item 13 [SDR-3787], Item 14 [VAC-3760], Item 15 [VAC-3782] and Item 16 [VAC-3802].

(6:09 – 6:13)

1-231

CONDITIONS:

1. A Drainage Plan and Technical Drainage Study or other related drainage information acceptable to the Flood Control Section must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Relinquishment of Interest for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. The Drainage Studies required for SDR-2612 and SDR-2853 may be used to satisfy this requirement, provided that the area requested for vacation is addressed within those studies.
2. All existing public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Relinquishment of Interest.
3. Development of these sites shall comply with all applicable conditions of approval of Site Development Plan Reviews SDR-2612, SDR-2853, and all other applicable site related actions.
4. All development shall be in conformance with Code requirements and design standards of all City Departments.

PLANNING COMMISSION MEETING OF MARCH 11, 2004
Planning and Development Department
Item 16 – VAC-3802

CONDITIONS - Continued:

5. The Order of Relinquishment of Interest shall not be recorded until all of the conditions of approval have been met provided, however, that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five-foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way or easement being vacated must be retained.
6. If the Order of Relinquishment of Interest is not recorded within one (1) year after approval by the City Council or the Planning and Development Director does not grant an Extension of Time, then approval will terminate and a new petition must be submitted.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MARCH 11, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

ABEYANCE - VAR-3715 – APPLICANT/OWNER: RICHARD AND JILL BURNS - Request for a Variance TO ALLOW A DETACHED ACCESSORY STRUCTURE (GARAGE) TO EXCEED HEIGHT AND SQUARE FOOTAGE OF MAIN DWELLING on 0.45 acres at 6209 West Alexander Road (APN: 138-11-510-010), R-E (Residence Estates) Zone, Ward 6 (Mack).

SET DATE: 03/17/04 C.C. 04/07/04

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

7

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

NIGRO – Motion to HOLD IN ABEYANCE Item 3 [TMP-3791] to 3/25/2004 and Item 2 [TMP-3624], Item 8 [ZON-3708], Item 46 [ZON-3794], Item 47 [SDR-3796] and Item 55 [SDR-3768] to 4/8/2004, TABLE Item 7 [ANX-3740], and Accept the WITHDRAWAL WITHOUT PREJUDICE of Item 17 [VAR-3715] – UNANIMOUS with EVANS excused

MINUTES:

CHAIRMAN TRUESDELL explained that the following items: Item 3 [TMP-3791], Item 2 [TMP-3624], Item 8 [ZON-3708], Item 46 [ZON-3794], Item 47 [SDR-3796] and Item 55 [SDR-3768], Item 7 [ANX-3740], and Item 17 [VAR-3715] are items that were requested to be held in abeyance to a future meeting, tabled or withdrawn without prejudice and may be considered in one motion.

(6:04 – 6:06)

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MARCH 11, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

MOD-3758 - APPLICANT: FRED LESSMAN - Request for a Major Modification to the Lone Mountain Master Plan TO ALLOW A MINI-WAREHOUSE FACILITY AS A PERMITTED USE IN THE VILLAGE COMMERCIAL SPECIAL LAND USE DESIGNATION with the approval of a Special Use Permit, Ward 4 (Brown).

C.C. 04/07/04

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN – APPROVED subject to conditions – UNANIMOUS with EVANS excused

To be heard by the City Council on 4/7/2004.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open on Item 18 [MOD-3758], Item 19 [SUP-4009], and Item 20 [SDR-3759].

GARY LEOBOLD, Planning and Development Department, explained that the Major Modification will add the use designation of mini-warehouse facility to the list of allowable uses in the Village Commercial Special Land Use Designation in the Lone Mountain Plan with the approval of a Special Use Permit. Staff determined the use to be appropriate and recommended approval subject to one condition.

PLANNING COMMISSION MEETING OF MARCH 11, 2004
Planning and Development Department
Item 18 – MOD-3758

MINUTES – Continued:

With regard to the Special Use Permit request and the Site Development Plan Review, MR. LEOBOLD noted that there are no minimum separation distance provisions for mini-storage uses and no similar uses are evident within a quarter mile of the site. He added that the applicant requested a reduction of the standard setback to zero feet and provided staff with justification for the request. Additionally, there are two other requests. The first is to allow an increase of the perimeter fence height of the wall at the west side along the Beltway edge from 8 feet to 11 feet for security reasons. Secondly, the applicant wishes to place a third illuminated sign at the corner where the apartments and the beltway are evident. Code allows one signage per street face, which would be two signs. The applicant already has the allowable number. Staff determined there has not been sufficient justification to grant these and therefore recommended denial of the last two waivers but approval of the setback request.

ATTORNEY JENNIFER LAZOVICH, 3800 Howard Hughes Parkway, appeared on behalf of the applicant. Using the overhead she indicated the location of the proposed project and the proximity of existing developments. She concurred with staff's comments related to the Major Modification and the Special Use Permit. With regard to the waivers, she stated that it is the applicant's intent to install the wall for the purpose of security and she felt the composition of rock wall with wrought iron would be an added enhancement rather than just a tall 11-foot wall and still accomplish their goal of having security around the perimeter of the site.

With respect to the additional signage, she stated that the importance of the location is because it faces the Beltway. The applicant assures that none of the signs facing residential would be illuminated.

GENE FRODSHAM, 3337 Autumn Veil Street, appeared on behalf of the Stone Cliff Homeowners Association. He stated that mini-storage facilities have clientele that park their U-Haul trucks on the surface streets. Not only do they utilize parking spaces that could be used for resident parking but they are potential targets for attracting crime. He had no problem with the landscaping on the east portion of the site as it would provide adequate buffering to the neighbors.

TODD FARLOW, 240 North 19th Street, asked about the height and size of the sign proposed for the northwest side. ATTORNEY LAZOVICH provided that information. MR. LEOBOLD also clarified the Code requires that the area of signs be limited to 50 square feet. In response to COMMISSIONER STEINMAN, ATTORNEY LAZOVICH explained that the tower was planned as an architectural feature to display their signage.

PLANNING COMMISSION MEETING OF MARCH 11, 2004
Planning and Development Department
Item 18 – MOD-3758

MINUTES - Continued:

COMMISSIONER STEINMAN, considering the comments made by the previous speaker, felt his remarks concerning blocking the view was valid and asked the applicant to consider that factor. COMMISSIONER STEINMAN also questioned what sort of security issues would necessitate an 11-foot high wall. ATTORNEY LAZOVICH explained that the proposed wall would be consistent with the height of the building. On the north side, because of the lowered elevation of the lot, the wall would be 11 feet. However, from the residential standpoint, they would still have the standard 6-foot wall.

COMMISSIONER NIGRO was perplexed with the issue of the signage. MR. LEOBOLD explained Code criteria and noted that currently there are two illuminated signs on the street frontage; however, the applicant wishes two additional signs. COMMISSIONER NIGRO added that he had no concerns with regard to the wall but could not see any validity for the additional signage.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 18 [MOD-3758], Item 19 [SUP-4009], and Item 20 [SDR-3759].

NOTE: All discussion for Item 18 [MOD-3758], Item 19 [SUP-4009], and Item 20 [SDR-3759] was held under Item 18 [MOD-3758].

(7:02 – 7:27)

1-2209

CONDITIONS:

Planning and Development

1. Conformance to the Lone Mountain Master Development Plan, as appropriate, and as amended by this request.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MARCH 11, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

SUP-4009 - APPLICANT: FRED LESSMAN - OWNER: SHADOWS HILLS PLAZA, LIMITED LIABILITY COMPANY - Request for a Special Use Permit FOR A MINI-WAREHOUSE FACILITY on the west side of Shady Timber Street, 900 feet north of Cheyenne Avenue (APN: portions of 137-12-801-001 and 137-12-401-022) U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development) Zone [VC (Village Commercial) Lone Mountain Special Land Use Designation], Ward 4 (Brown).

C.C. 04/07/04

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN – APPROVED subject to conditions – UNANIMOUS with EVANS excused

To be heard by the City Council on 4/7/2004.

MINUTES:

NOTE: See Item 18 [MOD-3758] for related discussion

(7:02 – 7:27)

1-2209

PLANNING COMMISSION MEETING OF MARCH 11, 2004
Planning and Development Department
Item 19 – SUP-4009

CONDITIONS:

Planning and Development

1. Conformance to all Minimum Requirements under Title 19.04.050 for a Mini-Warehouse use.
2. Approval of and conformance to the Conditions of Approval for Major Modification (MOD-3758) and Site Development Plan Review [SDR-3759].
3. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
4. All City Code requirements and design standards of all City departments must be satisfied.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MARCH 11, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

SDR-3759 - APPLICANT: FRED LESSMAN - OWNER: SHADOWS HILLS PLAZA, LIMITED LIABILITY COMPANY - Request for a Site Development Plan Review and a Reduction in the amount of required perimeter landscaping FOR A PROPOSED MINI-WAREHOUSE FACILITY on 3.57 acres on the west side of Shady Timber Street, 900 feet north of Cheyenne Avenue (APN: portions of 137-12-801-001 and 137-12-401-022), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] Under Resolution of Intent to PD (Planned Development) Zone [VC (Village Commercial) Lone Mountain Special Land Use Designation], Ward 4 (Brown).

C.C. 04/07/04

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN – APPROVED subject to conditions and amending Condition 3 as follows:

3. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reduce the total number of storage units to 600 *and to redesign on-site signage to conform to Code.*

– UNANIMOUS with EVANS excused

To be heard by the City Council on 4/7/2004.

PLANNING COMMISSION MEETING OF MARCH 11, 2004
Planning and Development Department
Item 20 – SDR-3759

MINUTES:

NOTE: See Item 18 [MOD-3758] for related discussion
(7:02 – 7:27)

1-2209

CONDITIONS:

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
2. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
3. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reduce the total number of storage units to 600, to redesign on-site signage to conform to Code and to reduce all perimeter wall heights (that are not a building exterior) to a maximum height of eight feet.
4. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
5. The landscape plan shall ensure that all plantings on exterior perimeter of the site are located 20 feet on-center with a minimum of four five-gallon shrubs for each tree within provided planters, and 30 feet on-center on interior perimeters. These plantings must conform with the species noted in Appendix B (Plant Palette) to the Lone Mountain Master Development Plan.
6. The elevations shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, with additional architectural features to enhance façade articulation along the north and east perimeters of the site.
7. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]

PLANNING COMMISSION MEETING OF MARCH 11, 2004
Planning and Development Department
Item 20 – SDR-3759

CONDITIONS - Continued:

8. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
9. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
10. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
11. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
12. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
13. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
14. All City Code requirements and design standards of all City departments must be satisfied.
15. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
16. Prior to the issuance of building permits, a revised landscape plan must be submitted to and approved by the Department of Planning and Development showing a maximum of 12.5% of the total landscaped area as turf.

Public Works

17. Coordinate with the City Surveyor to determine whether a Parcel Map or other map is necessary; if such map is required, it shall record prior to the issuance of any permits for this site.

PLANNING COMMISSION MEETING OF MARCH 11, 2004
Planning and Development Department
Item 20 – SDR-3759

CONDITIONS - Continued:

18. Dedicate 30 feet of right-of-way adjacent to this site for Shady Timber Street and an additional 5 feet of right-of-way for a total radius of 25 feet on the northwest corner of Cheyenne Avenue and Shady Timber Street. In addition, grant a traffic chord easement on the northwest corner of Cheyenne Avenue and Shady Timber Street. Additional right-of-way dedications per Standard Drawing #201.1 and #234 shall be provided, unless specifically not required by the update to the Traffic Impact Analysis.
19. Construct half-street improvements including appropriate overpaving on Shady Timber Street adjacent to the entire parcel of which this site is a part concurrent with the first phase of development anywhere on this site. Construct all incomplete half-street improvements on Cheyenne Avenue adjacent to this site concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete). Coordinate with Clark County Public Works for all improvements within the Cheyenne Avenue/I-215 Beltway interchange right-of-way.
20. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. All proposed driveways or modifications to existing driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.
21. Coordinate with the Collection Systems Planning Section of the Department of Public Works to extend public sanitary sewer in Shady Timber Street to the south edge of this site at a location and depth acceptable to the City Engineer.
22. A Master Streetlight Plan must be submitted and approved prior to the submittal of any construction drawings for this site.

PLANNING COMMISSION MEETING OF MARCH 11, 2004
Planning and Development Department
Item 20 – SDR-3759

CONDITIONS - Continued:

23. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.
24. Site development to comply with all applicable conditions of approval for rezoning application Z-33-97, the Lone Mountain Development Master Plan, and all other applicable site-related actions.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MARCH 11, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

MOD-3763 - APPLICANT: MONTECITO COMPANIES, LIMITED LIABILITY COMPANY - OWNER: MTC-118, INC. - Request for a Major Modification to the Montecito Town Center Development Agreement TO ADD 5.00 ACRES TO THE OVERALL PLAN UNDER THE “MONTECITO TOWN CENTER MIXED USE COMMERCIAL” SPECIAL LAND USE DESIGNATION AND TO MODIFY SECTION 4.1 TO INCREASE COMMERCIAL SQUARE FOOTAGES AND RESIDENTIAL UNITS ACCORDINGLY, adjacent to the northwest corner of Durango Drive and Dorrell Lane (APN: 125-20-101-017), U (Undeveloped) Zone [TC (Town Center) General Plan Designation], PROPOSED: T-C (Town Center) Zone [UC-TC (Urban Center Mixed Use – Town Center) Town Center Special Land Use Designation, Ward 6, (Mack).

C.C. 04/07/04

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN – APPROVED Item 21 [MOD-3763], Item 22 [ZON-3840], Item 23 [SUP-3765], Item 24 [SUP-3767], Item 25 [SUP-3769], Item 26 [SUP-3770], Item 27 [SUP-3771], Item 28 [SUP-3773], Item 29 [SUP-3774], Item 30 [SUP-3776], Item 31 [SUP-3777], Item 32 [SUP-3778], Item 33 [SUP-3779], Item 34 [SUP-3780], Item 35 [SUP-3781], Item 36 [SUP-3783], Item 37 [SUP-3785], Item 38 [SUP-3786], Item 39 [SUP-3788], Item 40 [SUP-3789], and Item 41 [SDR-3764] subject to conditions and the deletion of Conditions 6 and 7 on Item 23 [SUP-3765] and Item 36 [SUP-3783] – **UNANIMOUS** with **TRUEDELL** abstaining as one of his clients is in negotiations with the Montecito Companies for purchase of a piece of property and **EVANS** excused

PLANNING COMMISSION MEETING OF MARCH 11, 2004
Planning and Development Department
Item 21 – MOD-3763

MOTION – Continued:

To be heard by the City Council on 4/7/2004.

MINUTES:

VICE CHAIRMAN NIGRO declared the Public Hearing open on Item 21 [MOD-3763], Item 22 [ZON-3840], Item 23 [SUP-3765], Item 24 [SUP-3767], Item 25 [SUP-3769], Item 26 [SUP-3770], Item 27 [SUP-3771], Item 28 [SUP-3773], Item 29 [SUP-3774], Item 30 [SUP-3776], Item 31 [SUP-3777], Item 32 [SUP-3778], Item 33 [SUP-3779], Item 34 [SUP-3780], Item 35 [SUP-3781], Item 36 [SUP-3783], Item 37 [SUP-3785], Item 38 [SUP-3786], Item 39 [SUP-3788], Item 40 [SUP-3789], and Item 41 [SDR-3764].

GARY LEOBOLD, Planning and Development Department, briefly summarized each of the applications. He stated that the special use permits are necessary in order to develop the site as proposed. With reference to the 40-acre site, MR. LEOBOLD explained that Pad A will have a grocery store that will have liquor sales for off-premise consumption, packaged liquor sales, a gaming use with a limited amount of machines, and a drive-thru facility for pharmacy services. On Pad Q, there will be a 3,800 square foot convenience store having gasoline sales, car wash, liquor sales for off-premise consumption limited to beer and wine, and a gaming use. Pad F will have a 5,000 square foot bank with a drive-thru. Pad O will have a 3,900 square foot restaurant with a drive-thru and a gaming use. Lastly Pad P and Pad Z are taverns with Pad Z having a gaming use.

To the west of the proposed site is a five-acre parcel. The Major Modification will add this five-acre site to the Montecito Development Agreement area and will designate it as Montecito Town Center Mixed Use Commercial. It will also adjust some numbers as mentioned in the Plan, the amount of commercial floor space maximum, and the residential unit maximum. This addition is allowed pursuant to Section 412 of the Montecito Development Agreement. MR. LEOBOLD briefly described the various proposals for each of the pads located on the five-acre parcel. On Pad DD, there will be a 3900 square foot restaurant that will have a drive-thru. Pad EE is a 3600 square foot restaurant with a drive-thru and Pad HH is a 15,000 square foot drugstore with a drive-thru. It will have liquor sales for off-premise consumption and a gaming use. He noted that the Site Plan will apply to both sites. MR. LEOBOLD concluded with a video presentation showing how the Town Center area is evolving in the vicinity of this site.

ATTORNEY MARK FIORENTINO, 3800 Howard Hughes Parkway, appeared on behalf of the applicant. ATTORNEY FIORENTINO thanked staff for their hard work. He noted that this is the next phase of the Montecito Development. He stated that the applicant concurs with staff's recommendations and conditions with the exception of

PLANNING COMMISSION MEETING OF MARCH 11, 2004
Planning and Development Department
Item 21 – MOD-3763

MINUTES – Continued:

Conditions 6 and 7 of the SUP-3765 and SUP-3783, both of which prohibit liquor sales and single sales. He requested those conditions be deleted. Staff had no objection.

TODD FARLOW, 240 North 19th Street, asked about the status of the trails. MR. LEOBOLD replied that the Town Center trails are represented by sidewalk alignments identified within the street sections. The proposed site plan meets those requirements.

No one appeared in opposition.

VICE CHAIRMAN NIGRO declared the Public Hearing closed on Item 21 [MOD-3763], Item 22 [ZON-3840], Item 23 [SUP-3765], Item 24 [SUP-3767], Item 25 [SUP-3769], Item 26 [SUP-3770], Item 27 [SUP-3771], Item 28 [SUP-3773], Item 29 [SUP-3774], Item 30 [SUP-3776], Item 31 [SUP-3777], Item 32 [SUP-3778], Item 33 [SUP-3779], Item 34 [SUP-3780], Item 35 [SUP-3781], Item 36 [SUP-3783], Item 37 [SUP-3785], Item 38 [SUP-3786], Item 39 [SUP-3788], Item 40 [SUP-3789], and Item 41 [SDR-3764].

NOTE: All discussion for Item 21 [MOD-3763], Item 22 [ZON-3840], Item 23 [SUP-3765], Item 24 [SUP-3767], Item 25 [SUP-3769], Item 26 [SUP-3770], Item 27 [SUP-3771], Item 28 [SUP-3773], Item 29 [SUP-3774], Item 30 [SUP-3776], Item 31 [SUP-3777], Item 32 [SUP-3778], Item 33 [SUP-3779], Item 34 [SUP-3780], Item 35 [SUP-3781], Item 36 [SUP-3783], Item 37 [SUP-3785], Item 38 [SUP-3786], Item 39 [SUP-3788], Item 40 [SUP-3789], and Item 41 [SDR-3764] was held under Item 21 [MOD-3763].

(7:27 – 7:45)

1-3450/2-1

CONDITIONS:

Planning and Development

1. A Rezoning (ZON-3840) to T-C (Town Center) shall be approved by the City Council at a Public Hearing.
2. Conformance to the Montecito Town Center Development Agreement and the Centennial Hills Town Center Development Standards Manual, as appropriate, and as amended by this request.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MARCH 11, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

ZON-3840 - APPLICANT: MONTECITO COMPANIES, LIMITED LIABILITY COMPANY - OWNER: MTC-118, INC. - Request for a Rezoning FROM: U (Undeveloped) [TC (Town Center) General Plan Designation] TO: T-C (Town Center) on 5.00 acres adjacent to the northwest corner of Durango Drive and Dorrell Lane (APN: 125-20-101-017), Ward 6 (Mack).

C.C. 04/07/04

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN – APPROVED Item 21 [MOD-3763], Item 22 [ZON-3840], Item 23 [SUP-3765], Item 24 [SUP-3767], Item 25 [SUP-3769], Item 26 [SUP-3770], Item 27 [SUP-3771], Item 28 [SUP-3773], Item 29 [SUP-3774], Item 30 [SUP-3776], Item 31 [SUP-3777], Item 32 [SUP-3778], Item 33 [SUP-3779], Item 34 [SUP-3780], Item 35 [SUP-3781], Item 36 [SUP-3783], Item 37 [SUP-3785], Item 38 [SUP-3786], Item 39 [SUP-3788], Item 40 [SUP-3789], and Item 41 [SDR-3764] subject to conditions and the deletion of Conditions 6 and 7 on Item 23 [SUP-3765] and Item 36 [SUP-3783] – UNANIMOUS with TRUESDELL abstaining as one of his clients is in negotiations with the Montecito Companies for purchase of a piece of property and EVANS excused

To be heard by the City Council on 4/7/2004.

MINUTES:

NOTE: See Item 21 [MOD-3763] for related discussion

(7:27 – 7:45)

1-3450/2-1

PLANNING COMMISSION MEETING OF MARCH 11, 2004
Planning and Development Department
Item 22 – ZON-3840

CONDITIONS:

Planning and Development

1. A Site Development Plan Review application approved by the Planning Commission or City Council prior to issuance of any permits, any site grading, and all development activity for the site.
2. This Rezoning request shall go direct to Ordinance.

Public Works

3. Dedicate 40 feet of right-of-way adjacent to this site for Dorrell Lane prior to the issuance of any permits.
4. This site shall be responsible for all usual and customary street improvements for Durango Drive not secured by the Special Improvement District for Special Improvement District number 1481 El Capitan Way prior to occupancy of this site.
5. Construct half-street improvements including appropriate overpaving on Dorrell Lane adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
6. An update to the Master Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits or the recordation of a Map subdividing this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the

PLANNING COMMISSION MEETING OF MARCH 11, 2004
Planning and Development Department
Item 22 – ZON-3840

CONDITIONS - Continued:

- issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.
7. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MARCH 11, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

SUP-3765 - APPLICANT: MONTECITO COMPANIES, LIMITED LIABILITY COMPANY - OWNER: MTC-118, INC. - Request for a Special Use Permit FOR LIQUOR SALES on Pad A of the proposed Montecito Marketplace commercial development, adjacent to the southeast corner of Elkhorn Road and Durango Drive (A portion of APN: 125-20-501-001), T-C (Town Center) Zone [UC-TC (Urban Center Mixed Use - Town Center) and MS-TC (Main Street Mixed Use - Town Center) Town Center Land Use Designations], Ward 6 (Mack).

C.C.: 04/07/04 - IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN – APPROVED Item 21 [MOD-3763], Item 22 [ZON-3840], Item 23 [SUP-3765], Item 24 [SUP-3767], Item 25 [SUP-3769], Item 26 [SUP-3770], Item 27 [SUP-3771], Item 28 [SUP-3773], Item 29 [SUP-3774], Item 30 [SUP-3776], Item 31 [SUP-3777], Item 32 [SUP-3778], Item 33 [SUP-3779], Item 34 [SUP-3780], Item 35 [SUP-3781], Item 36 [SUP-3783], Item 37 [SUP-3785], Item 38 [SUP-3786], Item 39 [SUP-3788], Item 40 [SUP-3789], and Item 41 [SDR-3764] subject to conditions and the deletion of Conditions 6 and 7 on Item 23 [SUP-3765] and Item 36 [SUP-3783] – UNANIMOUS with TRUESDELL abstaining as one of his clients is in negotiations with the Montecito Companies for purchase of a piece of property and EVANS excused

To be heard by the City Council on 4/7/2004.

PLANNING COMMISSION MEETING OF MARCH 11, 2004
Planning and Development Department
Item 23 – SUP-3765

MINUTES:

NOTE: See Item 21 [MOD-3763] for related discussion
(7:27 – 7:45)
1-3450/2-1

CONDITIONS:

Planning and Development

1. Conformance to all Minimum Requirements under Section 2.3 of the Montecito Town Center Development Agreement for a Liquor Sales use.
2. Approval of and conformance to the Conditions of Approval for Site Development Plan Review [SDR-3764].
3. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
4. All City Code requirements and design standards of all City departments must be satisfied.
5. Approval of this Special Use Permit does not constitute approval of a liquor license.
6. The sale of alcoholic beverages shall be limited to the sale of beer and wine only.
7. The sale of individual containers of any size of beer, wine coolers or screw cap wine is prohibited. All such products shall remain in their original configurations as shipped by the manufacturer. Further, no repackaging of containers into groups smaller than the original shipping container size shall be permitted.
8. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MARCH 11, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

SUP-3767 - APPLICANT: MONTECITO COMPANIES, LIMITED LIABILITY COMPANY - OWNER: MTC-118, INC. - Request for a Special Use Permit FOR GAMING (INCIDENTAL) on Pad A of the proposed Montecito Marketplace commercial development, adjacent to the southeast corner of Elkhorn Road and Durango Drive (A portion of APN: 125-20-501-001), T-C (Town Center) Zone [UC-TC (Urban Center Mixed Use - Town Center) and MS-TC (Main Street Mixed Use - Town Center) Town Center Land Use Designations], Ward 6 (Mack).

C.C.: 04/07/04 - IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN – APPROVED Item 21 [MOD-3763], Item 22 [ZON-3840], Item 23 [SUP-3765], Item 24 [SUP-3767], Item 25 [SUP-3769], Item 26 [SUP-3770], Item 27 [SUP-3771], Item 28 [SUP-3773], Item 29 [SUP-3774], Item 30 [SUP-3776], Item 31 [SUP-3777], Item 32 [SUP-3778], Item 33 [SUP-3779], Item 34 [SUP-3780], Item 35 [SUP-3781], Item 36 [SUP-3783], Item 37 [SUP-3785], Item 38 [SUP-3786], Item 39 [SUP-3788], Item 40 [SUP-3789], and Item 41 [SDR-3764] subject to conditions and the deletion of Conditions 6 and 7 on Item 23 [SUP-3765] and Item 36 [SUP-3783] – UNANIMOUS with TRUESDELL abstaining as one of his clients is in negotiations with the Montecito Companies for purchase of a piece of property and EVANS excused

To be heard by the City Council on 4/7/2004.

PLANNING COMMISSION MEETING OF MARCH 11, 2004
Planning and Development Department
Item 24 – SUP-3767

MINUTES:

NOTE: See Item 21 [MOD-3763] for related discussion
(7:27 – 7:45)
1-3450/2-1

CONDITIONS:

Planning and Development

1. Conformance to all Minimum Requirements under Section 2.3 of the Montecito Town Center Development Agreement for a Gaming (Incidental) use.
2. Approval of and conformance to the Conditions of Approval for Site Development Plan Review [SDR-3764].
3. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
4. All City Code requirements and design standards of all City departments must be satisfied.
5. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MARCH 11, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

SUP-3769 - APPLICANT: MONTECITO COMPANIES, LIMITED LIABILITY COMPANY - OWNER: MTC-118, INC. - Request for a Special Use Permit FOR A DRIVE-THROUGH FACILITY on Pad A of the proposed Montecito Marketplace commercial development, adjacent to the southeast corner of Elkhorn Road and Durango Drive (A portion of APN: 125-20-501-001), T-C (Town Center) Zone [UC-TC (Urban Center Mixed Use - Town Center) and MS-TC (Main Street Mixed Use - Town Center) Town Center Land Use Designations], Ward 6 (Mack).

C.C.: 04/07/04 - IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN – APPROVED Item 21 [MOD-3763], Item 22 [ZON-3840], Item 23 [SUP-3765], Item 24 [SUP-3767], Item 25 [SUP-3769], Item 26 [SUP-3770], Item 27 [SUP-3771], Item 28 [SUP-3773], Item 29 [SUP-3774], Item 30 [SUP-3776], Item 31 [SUP-3777], Item 32 [SUP-3778], Item 33 [SUP-3779], Item 34 [SUP-3780], Item 35 [SUP-3781], Item 36 [SUP-3783], Item 37 [SUP-3785], Item 38 [SUP-3786], Item 39 [SUP-3788], Item 40 [SUP-3789], and Item 41 [SDR-3764] subject to conditions and the deletion of Conditions 6 and 7 on Item 23 [SUP-3765] and Item 36 [SUP-3783] – **UNANIMOUS** with TRUESELLE abstaining as one of his clients is in negotiations with the Montecito Companies for purchase of a piece of property and EVANS excused

To be heard by the City Council on 4/7/2004.

PLANNING COMMISSION MEETING OF MARCH 11, 2004
Planning and Development Department
Item 25 – SUP-3769

MINUTES:

NOTE: See Item 21 [MOD-3763] for related discussion
(7:27 – 7:45)
1-3450/2-1

CONDITIONS:

Planning and Development

1. Conformance to all Minimum Requirements under Section 2.3 of the Montecito Town Center Development Agreement for a Drive-Through Facility use.
2. Approval of and conformance to the Conditions of Approval for Site Development Plan Review [SDR-3764].
3. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
4. All City Code requirements and design standards of all City departments must be satisfied.
5. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MARCH 11, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

SUP-3770 - APPLICANT: MONTECITO COMPANIES, LIMITED LIABILITY COMPANY - OWNER: MTC-118, INC. - Request for a Special Use Permit FOR A DRIVE-THROUGH FACILITY on Pad O of the proposed Montecito Marketplace commercial development, adjacent to the southeast corner of Elkhorn Road and Durango Drive (A portion of APN: 125-20-501-001), T-C (Town Center) Zone [UC-TC (Urban Center Mixed Use - Town Center) and MS-TC (Main Street Mixed Use - Town Center) Town Center Land Use Designations], Ward 6 (Mack).

C.C.: 04/07/04 - IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN – APPROVED Item 21 [MOD-3763], Item 22 [ZON-3840], Item 23 [SUP-3765], Item 24 [SUP-3767], Item 25 [SUP-3769], Item 26 [SUP-3770], Item 27 [SUP-3771], Item 28 [SUP-3773], Item 29 [SUP-3774], Item 30 [SUP-3776], Item 31 [SUP-3777], Item 32 [SUP-3778], Item 33 [SUP-3779], Item 34 [SUP-3780], Item 35 [SUP-3781], Item 36 [SUP-3783], Item 37 [SUP-3785], Item 38 [SUP-3786], Item 39 [SUP-3788], Item 40 [SUP-3789], and Item 41 [SDR-3764] subject to conditions and the deletion of Conditions 6 and 7 on Item 23 [SUP-3765] and Item 36 [SUP-3783] – UNANIMOUS with TRUESDELL abstaining as one of his clients is in negotiations with the Montecito Companies for purchase of a piece of property and EVANS excused

To be heard by the City Council on 4/7/2004.

PLANNING COMMISSION MEETING OF MARCH 11, 2004
Planning and Development Department
Item 26 – SUP-3770

MINUTES:

NOTE: See Item 21 [MOD-3763] for related discussion
(7:27 – 7:45)
1-3450/2-1

CONDITIONS:

Planning and Development

1. Conformance to all Minimum Requirements under Section 2.3 of the Montecito Town Center Development Agreement for a Drive-Through Facility use.
2. Approval of and conformance to the Conditions of Approval for Site Development Plan Review [SDR-3764].
3. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
4. All City Code requirements and design standards of all City departments must be satisfied.
5. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MARCH 11, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

SUP-3771 - APPLICANT: MONTECITO COMPANIES, LIMITED LIABILITY COMPANY - OWNER: MTC-118, INC. - Request for a Special Use Permit FOR A TAVERN on Pad P of the proposed Montecito Marketplace commercial development, adjacent to the southeast corner of Elkhorn Road and Durango Drive (A portion of APN: 125-20-501-001), T-C (Town Center) Zone [UC-TC (Urban Center Mixed Use - Town Center) and MS-TC (Main Street Mixed Use - Town Center) Town Center Land Use Designations], Ward 6 (Mack).

C.C.: 04/07/04 - IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN – APPROVED Item 21 [MOD-3763], Item 22 [ZON-3840], Item 23 [SUP-3765], Item 24 [SUP-3767], Item 25 [SUP-3769], Item 26 [SUP-3770], Item 27 [SUP-3771], Item 28 [SUP-3773], Item 29 [SUP-3774], Item 30 [SUP-3776], Item 31 [SUP-3777], Item 32 [SUP-3778], Item 33 [SUP-3779], Item 34 [SUP-3780], Item 35 [SUP-3781], Item 36 [SUP-3783], Item 37 [SUP-3785], Item 38 [SUP-3786], Item 39 [SUP-3788], Item 40 [SUP-3789], and Item 41 [SDR-3764] subject to conditions and the deletion of Conditions 6 and 7 on Item 23 [SUP-3765] and Item 36 [SUP-3783] – UNANIMOUS with TRUESEDELL abstaining as one of his clients is in negotiations with the Montecito Companies for purchase of a piece of property and EVANS excused

To be heard by the City Council on 4/7/2004.

PLANNING COMMISSION MEETING OF MARCH 11, 2004
Planning and Development Department
Item 27 – SUP-3771

MINUTES:

NOTE: See Item 21 [MOD-3763] for related discussion
(7:27 – 7:45)
1-3450/2-1

CONDITIONS:

Planning and Development

1. Conformance to all Minimum Requirements under Section 2.3 of the Montecito Town Center Development Agreement for a Tavern use.
2. Approval of and conformance to the Conditions of Approval for Site Development Plan Review [SDR-3764].
3. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
4. All City Code requirements and design standards of all City departments must be satisfied.
5. Approval of this Special Use Permit does not constitute approval of a liquor license.
6. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MARCH 11, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

SUP-3773 - APPLICANT: MONTECITO COMPANIES, LIMITED LIABILITY COMPANY - OWNER: MTC-118, INC. - Request for a Special Use Permit FOR GAMING (INCIDENTAL) on Pad P of the proposed Montecito Marketplace commercial development, adjacent to the southeast corner of Elkhorn Road and Durango Drive (A portion of APN: 125-20-501-001), T-C (Town Center) Zone [UC-TC (Urban Center Mixed Use - Town Center) and MS-TC (Main Street Mixed Use - Town Center) Town Center Land Use Designations], Ward 6 (Mack).

C.C.: 04/07/04 - IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN – APPROVED Item 21 [MOD-3763], Item 22 [ZON-3840], Item 23 [SUP-3765], Item 24 [SUP-3767], Item 25 [SUP-3769], Item 26 [SUP-3770], Item 27 [SUP-3771], Item 28 [SUP-3773], Item 29 [SUP-3774], Item 30 [SUP-3776], Item 31 [SUP-3777], Item 32 [SUP-3778], Item 33 [SUP-3779], Item 34 [SUP-3780], Item 35 [SUP-3781], Item 36 [SUP-3783], Item 37 [SUP-3785], Item 38 [SUP-3786], Item 39 [SUP-3788], Item 40 [SUP-3789], and Item 41 [SDR-3764] subject to conditions and the deletion of Conditions 6 and 7 on Item 23 [SUP-3765] and Item 36 [SUP-3783] – UNANIMOUS with TRUESDELL abstaining as one of his clients is in negotiations with the Montecito Companies for purchase of a piece of property and EVANS excused

To be heard by the City Council on 4/7/2004.

PLANNING COMMISSION MEETING OF MARCH 11, 2004
Planning and Development Department
Item 28 – SUP-3773

MINUTES:

NOTE: See Item 21 [MOD-3763] for related discussion
(7:27 – 7:45)
1-3450/2-1

CONDITIONS:

Planning and Development

1. Conformance to all Minimum Requirements under Section 2.3 of the Montecito Town Center Development Agreement for a Gaming (Incidental) use.
2. Approval of and conformance to the Conditions of Approval for Site Development Plan Review [SDR-3764].
3. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
4. All City Code requirements and design standards of all City departments must be satisfied.
5. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MARCH 11, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

SUP-3774 - APPLICANT: MONTECITO COMPANIES, LIMITED LIABILITY COMPANY - OWNER: MTC-118, INC. - Request for a Special Use Permit FOR GASOLINE SALES on Pad Q of the proposed Montecito Marketplace commercial development, adjacent to the southeast corner of Elkhorn Road and Durango Drive (A portion of APN: 125-20-501-001), T-C (Town Center) Zone [UC-TC (Urban Center Mixed Use - Town Center) and MS-TC (Main Street Mixed Use - Town Center) Town Center Land Use Designations], Ward 6 (Mack).

C.C.: 04/07/04 - IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN – APPROVED Item 21 [MOD-3763], Item 22 [ZON-3840], Item 23 [SUP-3765], Item 24 [SUP-3767], Item 25 [SUP-3769], Item 26 [SUP-3770], Item 27 [SUP-3771], Item 28 [SUP-3773], Item 29 [SUP-3774], Item 30 [SUP-3776], Item 31 [SUP-3777], Item 32 [SUP-3778], Item 33 [SUP-3779], Item 34 [SUP-3780], Item 35 [SUP-3781], Item 36 [SUP-3783], Item 37 [SUP-3785], Item 38 [SUP-3786], Item 39 [SUP-3788], Item 40 [SUP-3789], and Item 41 [SDR-3764] subject to conditions and the deletion of Conditions 6 and 7 on Item 23 [SUP-3765] and Item 36 [SUP-3783] – UNANIMOUS with TRUESELLE abstaining as one of his clients is in negotiations with the Montecito Companies for purchase of a piece of property and EVANS excused

To be heard by the City Council on 4/7/2004.

PLANNING COMMISSION MEETING OF MARCH 11, 2004
Planning and Development Department
Item 29 – SUP-3774

MINUTES:

NOTE: See Item 21 [MOD-3763] for related discussion
(7:27 – 7:45)
1-3450/2-1

CONDITIONS:

Planning and Development

1. Conformance to all Minimum Requirements under Section 2.3 of the Montecito Town Center Development Agreement for a Gasoline Sales use.
2. Approval of and conformance to the Conditions of Approval for Site Development Plan Review [SDR-3764].
3. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
4. All City Code requirements and design standards of all City departments must be satisfied.
5. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MARCH 11, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

SUP-3776 - APPLICANT: MONTECITO COMPANIES, LIMITED LIABILITY COMPANY - OWNER: MTC-118, INC. - Request for a Special Use Permit FOR A CAR WASH on Pad Q of the proposed Montecito Marketplace commercial development, adjacent to the southeast corner of Elkhorn Road and Durango Drive (A portion of APN: 125-20-501-001), T-C (Town Center) Zone [UC-TC (Urban Center Mixed Use - Town Center) and MS-TC (Main Street Mixed Use - Town Center) Town Center Land Use Designations], Ward 6 (Mack).

C.C.: 04/07/04 - IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN – APPROVED Item 21 [MOD-3763], Item 22 [ZON-3840], Item 23 [SUP-3765], Item 24 [SUP-3767], Item 25 [SUP-3769], Item 26 [SUP-3770], Item 27 [SUP-3771], Item 28 [SUP-3773], Item 29 [SUP-3774], Item 30 [SUP-3776], Item 31 [SUP-3777], Item 32 [SUP-3778], Item 33 [SUP-3779], Item 34 [SUP-3780], Item 35 [SUP-3781], Item 36 [SUP-3783], Item 37 [SUP-3785], Item 38 [SUP-3786], Item 39 [SUP-3788], Item 40 [SUP-3789], and Item 41 [SDR-3764] subject to conditions and the deletion of Conditions 6 and 7 on Item 23 [SUP-3765] and Item 36 [SUP-3783] – **UNANIMOUS** with TRUESEDELL abstaining as one of his clients is in negotiations with the Montecito Companies for purchase of a piece of property and EVANS excused

To be heard by the City Council on 4/7/2004.

PLANNING COMMISSION MEETING OF MARCH 11, 2004
Planning and Development Department
Item 30 – SUP-3776

MINUTES:

NOTE: See Item 21 [MOD-3763] for related discussion
(7:27 – 7:45)
1-3450/2-1

CONDITIONS:

Planning and Development

1. Conformance to all Minimum Requirements under Section 2.3 of the Montecito Town Center Development Agreement for a Car Wash use.
2. Approval of and conformance to the Conditions of Approval for Site Development Plan Review [SDR-3764].
3. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
4. All City Code requirements and design standards of all City departments must be satisfied.
5. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MARCH 11, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

SUP-3777 - APPLICANT: MONTECITO COMPANIES, LIMITED LIABILITY COMPANY - OWNER: MTC-118, INC. - Request for a Special Use Permit FOR GAMING (INCIDENTAL) on Pad Q of the proposed Montecito Marketplace commercial development, adjacent to the southeast corner of Elkhorn Road and Durango Drive (A portion of APN: 125-20-501-001), T-C (Town Center) Zone [UC-TC (Urban Center Mixed Use - Town Center) and MS-TC (Main Street Mixed Use - Town Center) Town Center Land Use Designations], Ward 6 (Mack).

C.C.: 04/07/04 - IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN – APPROVED Item 21 [MOD-3763], Item 22 [ZON-3840], Item 23 [SUP-3765], Item 24 [SUP-3767], Item 25 [SUP-3769], Item 26 [SUP-3770], Item 27 [SUP-3771], Item 28 [SUP-3773], Item 29 [SUP-3774], Item 30 [SUP-3776], Item 31 [SUP-3777], Item 32 [SUP-3778], Item 33 [SUP-3779], Item 34 [SUP-3780], Item 35 [SUP-3781], Item 36 [SUP-3783], Item 37 [SUP-3785], Item 38 [SUP-3786], Item 39 [SUP-3788], Item 40 [SUP-3789], and Item 41 [SDR-3764] subject to conditions and the deletion of Conditions 6 and 7 on Item 23 [SUP-3765] and Item 36 [SUP-3783] – UNANIMOUS with TRUESDELL abstaining as one of his clients is in negotiations with the Montecito Companies for purchase of a piece of property and EVANS excused

To be heard by the City Council on 4/7/2004.

PLANNING COMMISSION MEETING OF MARCH 11, 2004
Planning and Development Department
Item 31 – SUP-3777

MINUTES:

NOTE: See Item 21 [MOD-3763] for related discussion
(7:27 – 7:45)
1-3450/2-1

CONDITIONS:

Planning and Development

1. Conformance to all Minimum Requirements under Section 2.3 of the Montecito Town Center Development Agreement for a Gaming (Incidental) use.
2. Approval of and conformance to the Conditions of Approval for Site Development Plan Review [SDR-3764].
3. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
4. All City Code requirements and design standards of all City departments must be satisfied.
5. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MARCH 11, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

SUP-3778 - APPLICANT: MONTECITO COMPANIES, LIMITED LIABILITY COMPANY - OWNER: MTC-118, INC. - Request for a Special Use Permit FOR LIQUOR SALES on Pad Q of the proposed Montecito Marketplace commercial development, adjacent to the southeast corner of Elkhorn Road and Durango Drive (A portion of APN: 125-20-501-001), T-C (Town Center) Zone [UC-TC (Urban Center Mixed Use - Town Center) and MS-TC (Main Street Mixed Use - Town Center) Town Center Land Use Designations], Ward 6 (Mack).

C.C.: 04/07/04 - IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN – APPROVED Item 21 [MOD-3763], Item 22 [ZON-3840], Item 23 [SUP-3765], Item 24 [SUP-3767], Item 25 [SUP-3769], Item 26 [SUP-3770], Item 27 [SUP-3771], Item 28 [SUP-3773], Item 29 [SUP-3774], Item 30 [SUP-3776], Item 31 [SUP-3777], Item 32 [SUP-3778], Item 33 [SUP-3779], Item 34 [SUP-3780], Item 35 [SUP-3781], Item 36 [SUP-3783], Item 37 [SUP-3785], Item 38 [SUP-3786], Item 39 [SUP-3788], Item 40 [SUP-3789], and Item 41 [SDR-3764] subject to conditions and the deletion of Conditions 6 and 7 on Item 23 [SUP-3765] and Item 36 [SUP-3783] – UNANIMOUS with TRUESDELL abstaining as one of his clients is in negotiations with the Montecito Companies for purchase of a piece of property and EVANS excused

To be heard by the City Council on 4/7/2004.

PLANNING COMMISSION MEETING OF MARCH 11, 2004
Planning and Development Department
Item 32 – SUP-3778

MINUTES:

NOTE: See Item 21 [MOD-3763] for related discussion
(7:27 – 7:45)
1-3450/2-1

CONDITIONS:

Planning and Development

1. Conformance to all Minimum Requirements under Section 2.3 of the Montecito Town Center Development Agreement for a Liquor Sales use.
2. Approval of and conformance to the Conditions of Approval for Site Development Plan Review [SDR-3764].
3. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
4. All City Code requirements and design standards of all City departments must be satisfied.
5. Approval of this Special Use Permit does not constitute approval of a liquor license.
6. The sale of alcoholic beverages shall be limited to the sale of beer and wine only.
7. The sale of individual containers of any size of beer, wine coolers or screw cap wine is prohibited. All such products shall remain in their original configurations as shipped by the manufacturer. Further, no repackaging of containers into groups smaller than the original shipping container size shall be permitted.
8. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MARCH 11, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

SUP-3779 - APPLICANT: MONTECITO COMPANIES, LIMITED LIABILITY COMPANY - OWNER: MTC-118, INC. - Request for a Special Use Permit FOR A TAVERN on Pad Z of the proposed Montecito Marketplace commercial development, adjacent to the southeast corner of Elkhorn Road and Durango Drive (A portion of APN: 125-20-501-001), T-C (Town Center) Zone [UC-TC (Urban Center Mixed Use - Town Center) and MS-TC (Main Street Mixed Use - Town Center) Town Center Land Use Designations], Ward 6 (Mack).

C.C.: 04/07/04 - IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN – APPROVED Item 21 [MOD-3763], Item 22 [ZON-3840], Item 23 [SUP-3765], Item 24 [SUP-3767], Item 25 [SUP-3769], Item 26 [SUP-3770], Item 27 [SUP-3771], Item 28 [SUP-3773], Item 29 [SUP-3774], Item 30 [SUP-3776], Item 31 [SUP-3777], Item 32 [SUP-3778], Item 33 [SUP-3779], Item 34 [SUP-3780], Item 35 [SUP-3781], Item 36 [SUP-3783], Item 37 [SUP-3785], Item 38 [SUP-3786], Item 39 [SUP-3788], Item 40 [SUP-3789], and Item 41 [SDR-3764] subject to conditions and the deletion of Conditions 6 and 7 on Item 23 [SUP-3765] and Item 36 [SUP-3783] – UNANIMOUS with TRUESELLE abstaining as one of his clients is in negotiations with the Montecito Companies for purchase of a piece of property and EVANS excused

To be heard by the City Council on 4/7/2004.

PLANNING COMMISSION MEETING OF MARCH 11, 2004
Planning and Development Department
Item 33 – SUP-3779

MINUTES:

NOTE: See Item 21 [MOD-3763] for related discussion
(7:27 – 7:45)
1-3450/2-1

CONDITIONS:

Planning and Development

1. Conformance to all Minimum Requirements under Section 2.3 of the Montecito Town Center Development Agreement for a Tavern use.
2. Approval of and conformance to the Conditions of Approval for Site Development Plan Review [SDR-3764].
3. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
4. All City Code requirements and design standards of all City departments must be satisfied.
5. Approval of this Special Use Permit does not constitute approval of a liquor license.
6. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MARCH 11, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

SUP-3780 - APPLICANT: MONTECITO COMPANIES, LIMITED LIABILITY COMPANY - OWNER: MTC-118, INC. - Request for a Special Use Permit FOR GAMING (INCIDENTAL) on Pad Z of the proposed Montecito Marketplace commercial development, adjacent to the southeast corner of Elkhorn Road and Durango Drive (A portion of APN: 125-20-501-001), T-C (Town Center) Zone [UC-TC (Urban Center Mixed Use - Town Center) and MS-TC (Main Street Mixed Use - Town Center) Town Center Land Use Designations], Ward 6 (Mack).

C.C.: 04/07/04 - IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN – APPROVED Item 21 [MOD-3763], Item 22 [ZON-3840], Item 23 [SUP-3765], Item 24 [SUP-3767], Item 25 [SUP-3769], Item 26 [SUP-3770], Item 27 [SUP-3771], Item 28 [SUP-3773], Item 29 [SUP-3774], Item 30 [SUP-3776], Item 31 [SUP-3777], Item 32 [SUP-3778], Item 33 [SUP-3779], Item 34 [SUP-3780], Item 35 [SUP-3781], Item 36 [SUP-3783], Item 37 [SUP-3785], Item 38 [SUP-3786], Item 39 [SUP-3788], Item 40 [SUP-3789], and Item 41 [SDR-3764] subject to conditions and the deletion of Conditions 6 and 7 on Item 23 [SUP-3765] and Item 36 [SUP-3783] – UNANIMOUS with TRUESDELL abstaining as one of his clients is in negotiations with the Montecito Companies for purchase of a piece of property and EVANS excused

To be heard by the City Council on 4/7/2004.

PLANNING COMMISSION MEETING OF MARCH 11, 2004
Planning and Development Department
Item 34 – SUP-3780

MINUTES:

NOTE: See Item 21 [MOD-3763] for related discussion
(7:27 – 7:45)
1-3450/2-1

CONDITIONS:

Planning and Development

1. Conformance to all Minimum Requirements under Section 2.3 of the Montecito Town Center Development Agreement for a Gaming (Incidental) use.
2. Approval of and conformance to the Conditions of Approval for Site Development Plan Review [SDR-3764].
3. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
4. All City Code requirements and design standards of all City departments must be satisfied.
5. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MARCH 11, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

SUP-3781 - APPLICANT: MONTECITO COMPANIES, LIMITED LIABILITY COMPANY - OWNER: MTC-118, INC. - Request for a Special Use Permit FOR A DRIVE-THROUGH FACILITY on Pad F of the proposed Montecito Marketplace commercial development, adjacent to the southeast corner of Elkhorn Road and Durango Drive (A portion of APN: 125-20-501-001), T-C (Town Center) Zone [UC-TC (Urban Center Mixed Use - Town Center) and MS-TC (Main Street Mixed Use - Town Center) Town Center Land Use Designations], Ward 6 (Mack).

C.C.: 04/07/04 - IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN – APPROVED Item 21 [MOD-3763], Item 22 [ZON-3840], Item 23 [SUP-3765], Item 24 [SUP-3767], Item 25 [SUP-3769], Item 26 [SUP-3770], Item 27 [SUP-3771], Item 28 [SUP-3773], Item 29 [SUP-3774], Item 30 [SUP-3776], Item 31 [SUP-3777], Item 32 [SUP-3778], Item 33 [SUP-3779], Item 34 [SUP-3780], Item 35 [SUP-3781], Item 36 [SUP-3783], Item 37 [SUP-3785], Item 38 [SUP-3786], Item 39 [SUP-3788], Item 40 [SUP-3789], and Item 41 [SDR-3764] subject to conditions and the deletion of Conditions 6 and 7 on Item 23 [SUP-3765] and Item 36 [SUP-3783] – UNANIMOUS with TRUESDELL abstaining as one of his clients is in negotiations with the Montecito Companies for purchase of a piece of property and EVANS excused

To be heard by the City Council on 4/7/2004.

PLANNING COMMISSION MEETING OF MARCH 11, 2004
Planning and Development Department
Item 35 – SUP-3781

MINUTES:

NOTE: See Item 21 [MOD-3763] for related discussion
(7:27 – 7:45)
1-3450/2-1

CONDITIONS:

Planning and Development

1. Conformance to all Minimum Requirements under Section 2.3 of the Montecito Town Center Development Agreement for a Drive-Through Facility use.
2. Approval of and conformance to the Conditions of Approval for Site Development Plan Review [SDR-3764].
3. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
4. All City Code requirements and design standards of all City departments must be satisfied.
5. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MARCH 11, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

SUP-3783 - APPLICANT: MONTECITO COMPANIES, LIMITED LIABILITY COMPANY - OWNER: MTC-118, INC. - Request for a Special Use Permit FOR LIQUOR SALES on Pad HH of the proposed Montecito Marketplace commercial development, adjacent to the northwest corner of Durango Drive and Dorrell Lane (APN: 125-20-101-017), U (Undeveloped) Zone [TC (Town Center) General Plan Designation], PROPOSED: T-C (Town Center) Zone [UC-TC (Urban Center Mixed Use – Town Center) Town Center Land Use Designation, Ward 6 (Mack).

C.C.: 04/07/04 - IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN – APPROVED Item 21 [MOD-3763], Item 22 [ZON-3840], Item 23 [SUP-3765], Item 24 [SUP-3767], Item 25 [SUP-3769], Item 26 [SUP-3770], Item 27 [SUP-3771], Item 28 [SUP-3773], Item 29 [SUP-3774], Item 30 [SUP-3776], Item 31 [SUP-3777], Item 32 [SUP-3778], Item 33 [SUP-3779], Item 34 [SUP-3780], Item 35 [SUP-3781], Item 36 [SUP-3783], Item 37 [SUP-3785], Item 38 [SUP-3786], Item 39 [SUP-3788], Item 40 [SUP-3789], and Item 41 [SDR-3764] subject to conditions and the deletion of Conditions 6 and 7 on Item 23 [SUP-3765] and Item 36 [SUP-3783] – UNANIMOUS with TRUESDELL abstaining as one of his clients is in negotiations with the Montecito Companies for purchase of a piece of property and EVANS excused

To be heard by the City Council on 4/7/2004.

PLANNING COMMISSION MEETING OF MARCH 11, 2004
Planning and Development Department
Item 36 – SUP-3783

MINUTES:

NOTE: See Item 21 [MOD-3763] for related discussion
(*7:27 – 7:45)

1-3450/2-1

CONDITIONS:

Planning and Development

1. Conformance to all Minimum Requirements under Section 2.3 of the Montecito Town Center Development Agreement for a Liquor Sales use.
2. Approval of and conformance to the Conditions of Approval for Major Modification (MOD-3763), Rezoning (ZON-3840) and Site Development Plan Review [SDR-3764].
3. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
4. All City Code requirements and design standards of all City departments must be satisfied.
5. Approval of this Special Use Permit does not constitute approval of a liquor license.
6. The sale of alcoholic beverages shall be limited to the sale of beer and wine only.
7. The sale of individual containers of any size of beer, wine coolers or screw cap wine is prohibited. All such products shall remain in their original configurations as shipped by the manufacturer. Further, no repackaging of containers into groups smaller than the original shipping container size shall be permitted.
8. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MARCH 11, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

SUP-3785 - APPLICANT: MONTECITO COMPANIES, LIMITED LIABILITY COMPANY - OWNER: MTC-118, INC. - Request for a Special Use Permit FOR GAMING (INCIDENTAL) on Pad HH of the proposed Montecito Marketplace commercial development, adjacent to the northwest corner of Durango Drive and Dorrell Lane (APN: 125-20-101-017), U (Undeveloped) Zone [TC (Town Center) General Plan Designation], PROPOSED: T-C (Town Center) Zone [UC-TC (Urban Center Mixed Use – Town Center) Town Center Land Use Designation, Ward 6 (Mack).

C.C.: 04/07/04 - IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN – APPROVED Item 21 [MOD-3763], Item 22 [ZON-3840], Item 23 [SUP-3765], Item 24 [SUP-3767], Item 25 [SUP-3769], Item 26 [SUP-3770], Item 27 [SUP-3771], Item 28 [SUP-3773], Item 29 [SUP-3774], Item 30 [SUP-3776], Item 31 [SUP-3777], Item 32 [SUP-3778], Item 33 [SUP-3779], Item 34 [SUP-3780], Item 35 [SUP-3781], Item 36 [SUP-3783], Item 37 [SUP-3785], Item 38 [SUP-3786], Item 39 [SUP-3788], Item 40 [SUP-3789], and Item 41 [SDR-3764] subject to conditions and the deletion of Conditions 6 and 7 on Item 23 [SUP-3765] and Item 36 [SUP-3783] – UNANIMOUS with TRUESDELL abstaining as one of his clients is in negotiations with the Montecito Companies for purchase of a piece of property and EVANS excused

To be heard by the City Council on 4/7/2004.

PLANNING COMMISSION MEETING OF MARCH 11, 2004
Planning and Development Department
Item 37 – SUP-3785

MINUTES:

NOTE: See Item 21 [MOD-3763] for related discussion
(7:27 – 7:45)
1-3450/2-1

CONDITIONS:

Planning and Development

1. Conformance to all Minimum Requirements under Section 2.3 of the Montecito Town Center Development Agreement for a Gaming (Incidental) use.
2. Approval of and conformance to the Conditions of Approval for Major Modification (MOD-3763), Rezoning (ZON-3840) and Site Development Plan Review [SDR-3764].
3. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
4. All City Code requirements and design standards of all City departments must be satisfied.
5. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MARCH 11, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

SUP-3786 - APPLICANT: MONTECITO COMPANIES, LIMITED LIABILITY COMPANY - OWNER: MTC-118, INC. - Request for a Special Use Permit FOR A DRIVE-THROUGH FACILITY on Pad HH of the proposed Montecito Marketplace commercial development, adjacent to the northwest corner of Durango Drive and Dorrell Lane (APN: 125-20-101-017), U (Undeveloped) Zone [TC (Town Center) General Plan Designation], PROPOSED: T-C (Town Center) Zone [UC-TC (Urban Center Mixed Use – Town Center) Town Center Land Use Designation, Ward 6 (Mack).

C.C.: 04/07/04 - IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN – APPROVED Item 21 [MOD-3763], Item 22 [ZON-3840], Item 23 [SUP-3765], Item 24 [SUP-3767], Item 25 [SUP-3769], Item 26 [SUP-3770], Item 27 [SUP-3771], Item 28 [SUP-3773], Item 29 [SUP-3774], Item 30 [SUP-3776], Item 31 [SUP-3777], Item 32 [SUP-3778], Item 33 [SUP-3779], Item 34 [SUP-3780], Item 35 [SUP-3781], Item 36 [SUP-3783], Item 37 [SUP-3785], Item 38 [SUP-3786], Item 39 [SUP-3788], Item 40 [SUP-3789], and Item 41 [SDR-3764] subject to conditions and the deletion of Conditions 6 and 7 on Item 23 [SUP-3765] and Item 36 [SUP-3783] – UNANIMOUS with TRUESDELL abstaining as one of his clients is in negotiations with the Montecito Companies for purchase of a piece of property and EVANS excused

To be heard by the City Council on 4/7/2004.

PLANNING COMMISSION MEETING OF MARCH 11, 2004
Planning and Development Department
Item 38 – SUP-3786

MINUTES:

NOTE: See Item 21 [MOD-3763] for related discussion
(7:27 – 7:45)
1-3450/2-1

CONDITIONS:

Planning and Development

1. Conformance to all Minimum Requirements under Section 2.3 of the Montecito Town Center Development Agreement for a Drive-Through Facility use.
2. Approval of and conformance to the Conditions of Approval for Major Modification (MOD-3763), Rezoning (ZON-3840) and Site Development Plan Review [SDR-3764].
3. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
4. All City Code requirements and design standards of all City departments must be satisfied.
5. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MARCH 11, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

SUP-3788 - APPLICANT: MONTECITO COMPANIES, LIMITED LIABILITY COMPANY - OWNER: MTC-118, INC. - Request for a Special Use Permit FOR A DRIVE-THROUGH FACILITY on Pad DD of the proposed Montecito Marketplace commercial development, adjacent to the northwest corner of Durango Drive and Dorrell Lane (APN: 125-20-101-017), U (Undeveloped) Zone [TC (Town Center) General Plan Designation], PROPOSED: T-C (Town Center) Zone [UC-TC (Urban Center Mixed Use – Town Center) Town Center Land Use Designation, Ward 6 (Mack).

C.C.: 04/07/04 - IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN – APPROVED Item 21 [MOD-3763], Item 22 [ZON-3840], Item 23 [SUP-3765], Item 24 [SUP-3767], Item 25 [SUP-3769], Item 26 [SUP-3770], Item 27 [SUP-3771], Item 28 [SUP-3773], Item 29 [SUP-3774], Item 30 [SUP-3776], Item 31 [SUP-3777], Item 32 [SUP-3778], Item 33 [SUP-3779], Item 34 [SUP-3780], Item 35 [SUP-3781], Item 36 [SUP-3783], Item 37 [SUP-3785], Item 38 [SUP-3786], Item 39 [SUP-3788], Item 40 [SUP-3789], and Item 41 [SDR-3764] subject to conditions and the deletion of Conditions 6 and 7 on Item 23 [SUP-3765] and Item 36 [SUP-3783] – UNANIMOUS with TRUESELLE abstaining as one of his clients is in negotiations with the Montecito Companies for purchase of a piece of property and EVANS excused

To be heard by the City Council on 4/7/2004.

PLANNING COMMISSION MEETING OF MARCH 11, 2004
Planning and Development Department
Item 39 – SUP-3788

MINUTES:

NOTE: See Item 21 [MOD-3763] for related discussion
(7:27 – 7:45)
1-3450/2-1

CONDITIONS:

Planning and Development

1. Conformance to all Minimum Requirements under Section 2.3 of the Montecito Town Center Development Agreement for a Drive-Through Facility use.
2. Approval of and conformance to the Conditions of Approval for Major Modification (MOD-3763), Rezoning (ZON-3840) and Site Development Plan Review [SDR-3764].
3. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
4. All City Code requirements and design standards of all City departments must be satisfied.
5. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MARCH 11, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

SUP-3789 - APPLICANT: MONTECITO COMPANIES, LIMITED LIABILITY COMPANY - OWNER: MTC-118, INC. - Request for a Special Use Permit FOR A DRIVE-THROUGH FACILITY on Pad EE of the proposed Montecito Marketplace commercial development, adjacent to the northwest corner of Durango Drive and Dorrell Lane (APN: 125-20-101-017), U (Undeveloped) Zone [TC (Town Center) General Plan Designation], PROPOSED: T-C (Town Center) Zone [UC-TC (Urban Center Mixed Use – Town Center) Town Center Land Use Designation, Ward 6 (Mack).

C.C.: 04/07/04 - IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN – APPROVED Item 21 [MOD-3763], Item 22 [ZON-3840], Item 23 [SUP-3765], Item 24 [SUP-3767], Item 25 [SUP-3769], Item 26 [SUP-3770], Item 27 [SUP-3771], Item 28 [SUP-3773], Item 29 [SUP-3774], Item 30 [SUP-3776], Item 31 [SUP-3777], Item 32 [SUP-3778], Item 33 [SUP-3779], Item 34 [SUP-3780], Item 35 [SUP-3781], Item 36 [SUP-3783], Item 37 [SUP-3785], Item 38 [SUP-3786], Item 39 [SUP-3788], Item 40 [SUP-3789], and Item 41 [SDR-3764] subject to conditions and the deletion of Conditions 6 and 7 on Item 23 [SUP-3765] and Item 36 [SUP-3783] – UNANIMOUS with TRUESELLE abstaining as one of his clients is in negotiations with the Montecito Companies for purchase of a piece of property and EVANS excused

To be heard by the City Council on 4/7/2004.

PLANNING COMMISSION MEETING OF MARCH 11, 2004
Planning and Development Department
Item 40 – SUP-3789

MINUTES:

NOTE: See Item 21 [MOD-3763] for related discussion
(7:27 – 7:45)
1-3450/2-1

CONDITIONS:

Planning and Development

1. Conformance to all Minimum Requirements under Section 2.3 of the Montecito Town Center Development Agreement for a Drive-Through Facility use.
2. Approval of and conformance to the Conditions of Approval for Major Modification (MOD-3763), Rezoning (ZON-3840) and Site Development Plan Review [SDR-3764].
3. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
4. All City Code requirements and design standards of all City departments must be satisfied.
5. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MARCH 11, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

SDR-3764 - APPLICANT: MONTECITO COMPANIES, LIMITED LIABILITY COMPANY - OWNER: MTC-118, INC. - Request for a Site Development Plan Review FOR A PROPOSED 587,750 SQUARE-FOOT MIXED-USE COMMERCIAL DEVELOPMENT on 45.6 acres in Montecito Town Center, adjacent to the southeast corner of Elkhorn Road and Durango Drive (A portion of APN: 125-20-501-001 and 125-20-101-017), T-C (Town Center) Zone [UC-TC (Urban Center Mixed Use - Town Center) and MS-TC (Main Street Mixed Use - Town Center) Land Use Designations] and U (Undeveloped) Zone [TC (Town Center) General Plan Designation], PROPOSED: T-C (Town Center) Zone [UC-TC (Urban Center Mixed Use – Town Center) Town Center Land Use Designation, Ward 6 (Mack).

C.C. 04/07/04

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN – APPROVED Item 21 [MOD-3763], Item 22 [ZON-3840], Item 23 [SUP-3765], Item 24 [SUP-3767], Item 25 [SUP-3769], Item 26 [SUP-3770], Item 27 [SUP-3771], Item 28 [SUP-3773], Item 29 [SUP-3774], Item 30 [SUP-3776], Item 31 [SUP-3777], Item 32 [SUP-3778], Item 33 [SUP-3779], Item 34 [SUP-3780], Item 35 [SUP-3781], Item 36 [SUP-3783], Item 37 [SUP-3785], Item 38 [SUP-3786], Item 39 [SUP-3788], Item 40 [SUP-3789], and Item 41 [SDR-3764] subject to conditions and the deletion of Conditions 6 and 7 on Item 23 [SUP-3765] and Item 36 [SUP-3783] – UNANIMOUS with TRUESDELL abstaining as one of his clients is in negotiations with the Montecito Companies for purchase of a piece of property and EVANS excused

PLANNING COMMISSION MEETING OF MARCH 11, 2004
Planning and Development Department
Item 41 – SDR-3764

MOTION – Continued:

To be heard by the City Council on 4/7/2004.

MINUTES:

NOTE: See Item 21 [MOD-3763] for related discussion

(7:27 – 7:45)

1-3450/2-1

CONDITIONS:

Planning and Development

1. A Major Modification (MOD-3763) and a Rezoning [ZON-3840] to a T-C (Town Center) Zoning District approved by the City Council.
2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
3. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
4. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect a revision to the parking area to provide an additional 12 spaces or to otherwise alter the plan to conform with the parking requirements of the Code.
5. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
6. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect minimum 24-inch box trees planted a maximum of 20 feet on-center in external perimeter locations, and 30 feet on-center for internal perimeter property boundaries, and to reflect a minimum of four five-gallon shrubs for each tree within provided planters.
7. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.

PLANNING COMMISSION MEETING OF MARCH 11, 2004
Planning and Development Department
Item 41 – SDR-3764

CONDITIONS – Continued:

8. Prior to the issuance of building permits, a revised landscape plan must be submitted to and approved by the Department of Planning and Development showing a maximum of 12.5% of the total landscaped area as turf, and which contains plant species that appear on Appendix B (Plant Palette) to the Montecito Town Center Development Agreement.
 9. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]
 10. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
 11. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize ‘shoe-box’ fixtures and downward-directed lights. Wallpack lighting shall utilize ‘shoe-box’ fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
 12. A Master Sign Plan shall be submitted for approval of the Planning Commission or City Council prior to the issuance of a Certificate of Occupancy for any building on the site.
 13. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
 14. Any internal property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
 15. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
 16. All City Code requirements and design standards of all City departments must be satisfied.
- Public Works
17. Final Map FMP-2819 for the Montecito Town Center North must record prior to the approval of construction drawings or the issuance of any permits for this site.

PLANNING COMMISSION MEETING OF MARCH 11, 2004
Planning and Development Department
Item 41 – SDR-3764

CONDITIONS - Continued:

18. The stubbed portion of Dorrell Lane (AKA Wittig Avenue) east of Durango Drive must be vacated prior to the approval of construction drawings or issuance of any permits for this site or the recordation of a Final Map overlying or abutting the stubbed portion of Dorrell Lane (AKA Wittig Avenue) east of Durango Drive, whichever may occur first.
19. This site shall be responsible for all usual and customary dedications and street improvements for Elkhorn Road, Durango Drive and Grand Montecito Parkway not secured by the Special Improvement District for Special Improvement District numbers 1481 El Capitan Way and 1502 Grand Montecito Parkway prior to occupancy of this site.
20. Coordinate with the City Engineer's office to determine the correct median opening locations on Grand Montecito Parkway and coordinate with the City Traffic Engineer for driveway placement at the openings.
21. Provide a copy of a recorded Joint Access Agreement between parcel 125-20-101-017 and parcels 125-20-101-008 and 125-20-101-009 prior to the issuance of any permits.
22. Landscape and maintain all unimproved rights-of-way adjacent to this site.
23. Submit an Encroachment Agreement for all landscaping and private improvements located in the public rights-of-way adjacent to this site prior to occupancy of this site.

PLANNING COMMISSION MEETING OF MARCH 11, 2004
Planning and Development Department
Item 41 – SDR-3764

CONDITIONS - Continued:

24. An update to the Master Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits or the recordation of a Map subdividing this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.
25. Site development to comply with all applicable conditions of approval for Z-76-98, the Montecito Town Center Development Agreement, ZON-3840 and the Montecito Town Center North Tentative Map (TMP-1244).

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MARCH 11, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

ZON-3775 - APPLICANT: FIESTA HOMES - OWNER: NEW YORK PLASTICS, LIMITED LIABILITY COMPANY - Request for a Rezoning FROM: R-E (Residence Estates) TO: R-PD5 (Residential Planned Development - 5 Units Per Acre) on 2.72 acres adjacent to the northwest corner of Bradley Road and Azure Drive (APN: 125-25-101-010 & 011; 125-25-101-014 & 015), Ward 6 (Mack).

C.C. 04/07/04

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

NIGRO – APPROVED subject to conditions – UNANIMOUS with EVANS excused

To be heard by the City Council on 4/7/2004.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open on Item 42 [ZON-3775], Item 43 [VAR-3946], Item 44 [WVR-3793], Item 45 [SDR-3784].

FRED SOLIS, Planning and Development Department, summarized each of the cases pertaining to a proposed 14-lot residential subdivision. Staff had no concerns with the applications and recommended approval subject to the appropriate conditions.

PLANNING COMMISSION MEETING OF MARCH 11, 2004
Planning and Development Department
Item 42 –ZON-3775

MINUTES - Continued:

ATTORNEY BILL CURRAN, Curran and Perry, 300 South 4th Street, appeared on behalf of the applicant and concurred with staff recommendations and conditions. With regard to concerns with the open space configuration, the applicant requested the opportunity to work with staff prior to going before the City Council in order to further improve the original Site Plan. He was apprehensive about specific sections of the open space area that prevented visibility from the outlying streets which he felt might cause some security concerns.

TODD FARLOW, 240 North 19th Street, was concerned about the trails on the east side of Bradley Road. GARY LEOBOLD, Planning and Development Department, replied that the trails are located on the opposite side of the street from the subject site.

COMMISSIONER McSWAIN commented that having a tree-lined street would probably be more aesthetically pleasing. ATTORNEY CURRAN stated that that was the original proposal; however, staff concluded that that wasn't usable space for the residential community.

MR. LEOBOLD explained the standards that the open space requirements are based on. DAVID CLAPSADDLE, Planning and Development Department, added that there is still time to work with the applicant to ensure the open space requirements are met.

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 42 [ZON-3775], Item 43 [VAR-3946], Item 44 [WVR-3793], Item 45 [SDR-3784].

NOTE: All discussion for Item 42 [ZON-3775], Item 43 [VAR-3946], Item 44 [WVR-3793], Item 45 [SDR-3784] was held under Item 42 [ZON-3775].

(7:45 – 7:56)

2-442

CONDITIONS:

Planning and Development

1. A Resolution of Intent with a two-year time limit.
2. A Variance (VAR-3946), Site Development Plan Review (SDR-3784), and Waiver (WVR-3793) of certain Title 18 standards approved by the City Council prior to issuance of any permits, any site grading, and all development activity for the site.

PLANNING COMMISSION MEETING OF MARCH 11, 2004
Planning and Development Department
Item 42 –ZON-3775

MINUTES - Continued:

Public Works

3. Construct half-street improvements on Azure Drive and Bradley Road adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
4. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MARCH 11, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

VAR-3946 - APPLICANT FIESTA HOMES - OWNERS: NEW YORK PLASTICS, LIMITED LIABILITY COMPANY - Request for a Variance TO ALLOW A PROPOSED R-PD (RESIDENTIAL PLANNED DEVELOPMENT) SITE TO DEVELOP ON 2.72 ACRES WHERE A MINIMUM OF FIVE ACRES ARE REQUIRED adjacent to the northwest corner of Bradley Road and Azure Drive (APN: 125-25-101-010 & 011; 125-25-101-014 & 015), R-E (Residence Estates) Zone [PROPOSED: R-PD5 (Residential Planned Development - 5 Units per Acre)], Ward 6 (Mack).

C.C. 04/07/04

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

NIGRO – APPROVED subject to conditions – UNANIMOUS with EVANS excused

To be heard by the City Council on 4/7/2004.

MINUTES:

NOTE: See Item 42 [ZON-3775] for related discussion.

(7:45 – 7:56)

2-442

PLANNING COMMISSION MEETING OF MARCH 11, 2004
Planning and Development Department
Item 43 – VAR-3946

CONDITIONS:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-3775).
2. This Variance shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MARCH 11, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

WVR-3793 - APPLICANT: FIESTA HOMES - OWNERS: NEW YORK PLASTICS, LIMITED LIABILITY COMPANY - Request for a Waiver of Title 18.12.160 TO ALLOW A 198 FOOT SEPARATION BETWEEN INTERSECTIONS WHERE A MINIMUM OF 220 FEET IS REQUIRED WHEN PROVIDING EXTERNAL ACCESS FROM A SUBDIVISION TO AN EXISTING STREET HAVING A RIGHT-OF-WAY WIDTH OF 60 FEET OR MORE, for a proposed subdivision adjacent to the northwest corner of Bradley Road and Azure Drive (APN: 125-25-101-010 & 011; 125-25-101-014 & 015), R-E (Residence Estates) Zone [PROPOSED: R-PD5 (Residential Planned Development – 5 Units per Acre)], Ward 6 (Mack).

C.C. 04/07/04

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

NIGRO – APPROVED subject to conditions – UNANIMOUS with EVANS excused

To be heard by the City Council on 4/7/2004.

MINUTES:

NOTE: See Item 42 [ZON-3775] for related discussion.

(7:45 – 7:56)

2-442

PLANNING COMMISSION MEETING OF MARCH 11, 2004
Planning and Development Department
Item 44 – WVR-3793

CONDITIONS:

Planning and Development

1. All development shall conform to Conditions of Approval for Variance (VAR-3946), Rezoning (ZON-3775) and Site Development Plan Review (SDR-3784).
2. All City Code requirements and design standards of all City departments must be satisfied.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MARCH 11, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

SDR-3784 - APPLICANT: FIESTA HOMES - OWNER: NEW YORK PLASTICS, LIMITED LIABILITY COMPANY - Request for a Site Development Plan Review FOR A 14-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 2.72 acres adjacent to the northwest corner of Bradley Road and Azure Drive (APN: 125-25-101-010 & 011; 125-25-101-014 & 015), R-E (Residence Estates) Zone; [PROPOSED: R-PD5 (Residential Planned Development - 5 Units per Acre)], Ward 6 (Mack).

C.C. 04/07/04

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

NIGRO – APPROVED subject to conditions with the added condition as follows:

- *The applicant shall work with Planning and Development Department staff to redesign the open space component of the project, prior to review of this application by the City Council.*

UNANIMOUS with EVANS excused

To be heard by the City Council on 4/7/2004.

MINUTES:

NOTE: See Item 42 [ZON-3775] for related discussion.

(7:45 – 7:56)

2-442

PLANNING COMMISSION MEETING OF MARCH 11, 2004
Planning and Development Department
Item 45 – SDR-3784

CONDITIONS:

Planning and Development

1. Approval of a Variance (VAR-3946) to allow an R-PD development on a 2.72-acre site where five acres is the minimum site area required, a Rezoning (ZON-3775) to an R-PD5 (Residential Planned Development - 5 Units per Acre) Zoning District and a Waiver to certain Title 18 standards (WVR-3793) by the City Council.
2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
3. All development shall be in conformance with the site plan, landscape plan and building elevations, except as amended by conditions herein.
4. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reconfigure the lots to provide the minimum amount of required open space on the interior of the development. The open space shall provide a connection to existing development to the north.
5. The standards for this development shall include the following: minimum lot size of 4,500 square feet, minimum distance between buildings of 10 feet, and building height shall not exceed two stories or 35 feet, whichever is less.
6. The setbacks for this development shall be a minimum of 20 feet in the front, 5 feet on the side, 10 feet on the corner side, and 15 feet in the rear.
7. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect minimum 24-inch box trees planted a maximum of 30 feet on-center and a minimum of four five-gallon shrubs for each tree within provided planters.
8. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones, in this development.
9. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
10. Air conditioning units shall not be mounted on rooftops.

PLANNING COMMISSION MEETING OF MARCH 11, 2004
Planning and Development Department
Item 45 – SDR-3784

CONDITIONS – Continued:

11. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
12. The combined height of any perimeter retaining and screening walls shall not exceed eight feet, measured on the side exterior to the development. Retaining walls higher than six feet shall be stepped in conformance with Title 18.12.510.
13. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
14. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
15. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map for this site. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
16. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

17. A Homeowner's Association or other private maintenance association shall be established to maintain all common perimeter walls, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
18. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-3775 and all other subsequent site-related actions.
19. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first.

PLANNING COMMISSION MEETING OF MARCH 11, 2004
Planning and Development Department
Item 45 – SDR-3784

CONDITIONS – Continued:

20. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MARCH 11, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

ZON-3794 - APPLICANT: CARINA HOMES - OWNER: RAINBOW VALLEY ESTATES, INC. - Request for a Rezoning FROM: U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] TO: R-PD7 (Residential Planned Development - 7 Units per Acre) on 10.49 acres adjacent to the southeast corner of Grand Teton Drive and Durango Drive (APN: 125-16-101-001), Ward 6 (Mack).

C.C. 04/07/04

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

NIGRO – Motion to **HOLD IN ABEYANCE** Item 3 [TMP-3791] to 3/25/2004 and Item 2 [TMP-3624], Item 8 [ZON-3708], Item 46 [ZON-3794], Item 47 [SDR-3796] and Item 55 [SDR-3768] to 4/8/2004, **TABLE** Item 7 [ANX-3740], and **Accept the WITHDRAWAL WITHOUT PREJUDICE** of Item 17 [VAR-3715] – **UNANIMOUS** with **EVANS** excused

MINUTES:

CHAIRMAN TRUESDELL explained that the following items: Item 3 [TMP-3791], Item 2 [TMP-3624], Item 8 [ZON-3708], Item 46 [ZON-3794], Item 47 [SDR-3796] and Item 55 [SDR-3768], Item 7 [ANX-3740], and Item 17 [VAR-3715] are items that were requested to be held in abeyance to a future meeting, tabled or withdrawn without prejudice and may be considered in one motion.

(6:04 – 6:06)

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MARCH 11, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

SDR-3796 - APPLICANT: CARINA HOMES - OWNER: RAINBOW VALLEY ESTATES, INC. - Request for a Site Development Plan Review FOR A 64-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 10.49 acres adjacent to the southeast corner of Grand Teton Drive and Durango Drive (APN: 125-16-101-001), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] Proposed: R-PD7 (Residential Planned Development - 7 Units Per Acre) Zone, Ward 6 (Mack).

C.C. 04/07/04

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

NIGRO – Motion to HOLD IN ABEYANCE Item 3 [TMP-3791] to 3/25/2004 and Item 2 [TMP-3624], Item 8 [ZON-3708], Item 46 [ZON-3794], Item 47 [SDR-3796] and Item 55 [SDR-3768] to 4/8/2004, TABLE Item 7 [ANX-3740], and Accept the WITHDRAWAL WITHOUT PREJUDICE of Item 17 [VAR-3715] – UNANIMOUS with EVANS excused

MINUTES:

CHAIRMAN TRUESDELL explained that the following items: Item 3 [TMP-3791], Item 2 [TMP-3624], Item 8 [ZON-3708], Item 46 [ZON-3794], Item 47 [SDR-3796] and Item 55 [SDR-3768], Item 7 [ANX-3740], and Item 17 [VAR-3715] are items that were requested to be held in abeyance to a future meeting, tabled or withdrawn without prejudice and may be considered in one motion.

(6:04 – 6:06)

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MARCH 11, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

ZON-3919 - APPLICANT/OWNER: CORNERSTONE COMPANY - Request for a Rezoning FROM: R-4 (High Density Residential) TO: C-1 (Limited Commercial) on 0.46 acres adjacent to the northwest corner of Colorado Avenue and 4th Street (APN: 162-03-110-011), Ward 1 (Moncrief).

C.C. 04/07/04

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN – APPROVED subject to conditions – UNANIMOUS with TRUESEDELL abstaining as he owns the subject property and DAVENPORT abstaining to avoid any conflict of interest and belief that his vote would be unbiased and EVANS excused

To be heard by the City Council on 4/7/2004.

MINUTES:

VICE CHAIRMAN NIGRO declared the Public Hearing open on Item 48 [ZON-3919] and Item 49 [SDR-3920].

DAVID CLAPSADDLE, Planning and Development Department, explained that this property was previously rezoned to C-1 (Limited Commercial). At that time, a Site Development Plan was submitted for a temporary building. Subsequently, that plan expired and, because the applicant did not file for an extension within the designated time period, it now requires a new Site Development Plan Review and Rezoning request be brought before the Commission. MR. CLAPSADDLE pointed out the conditions relative to the temporary buildings.

PLANNING COMMISSION MEETING OF MARCH 11, 2004
Planning and Development Department
Item 48 – ZON-3919

MINUTES - Continued:

MR. CLAPSADDLE stated that this would be a mixed-use project and will be forthcoming at a later date when the Site Plan is submitted for the permanent structure. He further noted that the goals of the Downtown Centennial Plan are being complied with. With regard to parking, landscaping and setbacks, staff believes the waivers are appropriate. Staff recommended approval of both applications subject to conditions.

DENNIS WATTS, Cornerstone Company, 201 Las Vegas Boulevard South, appeared on behalf of the applicant and concurred with staff's recommendations and conditions.

LEE HAYNES, 1101 North Las Vegas Boulevard, expressed his concern related to those properties that have been affected by eminent domain. Although he supported the proposed project he stated that the applicant has sought to have a median across from the subject parcel declared a public park to prevent anyone from developing it.

TODD FARLOW, 240 North 19th Street, commented that nothing is more permanent than a temporary structure.

COMMISSIONER McSWAIN asked staff if Condition 3 of the Site Development Plan Review adequately addresses the removal of the modular structure, specifically in regards to the two-year timeframe. MR. CLAPSADDLE replied that the conditions are appropriate and that staff will monitor and ensure that the temporary structure is removed within two years.

Prior to the vote, COMMISSIONER DAVENPORT stated his abstention to avoid any conflict of interest. CHIEF DEPUTY CITY ATTORNEY TOM GREEN remarked that a reason must be made for the record and read from the Nevada Revised Statutes situations that would warrant abstention. COMMISSIONER DAVENPORT concluded that he did not believe he could be unbiased.

VICE CHAIRMAN NIGRO declared the Public Hearing closed on Item 48 [ZON-3919] and Item 49 [SDR-3920].

NOTE: All discussion for Item 48 [ZON-3919] and Item 49 [SDR-3920] was held under Item 48 [ZON-3919].

(7:56 – 8:06)

2-806

CONDITIONS:

Planning and Development

1. A Resolution of Intent with a two-year time limit.

PLANNING COMMISSION MEETING OF MARCH 11, 2004
Planning and Development Department
Item 48 – ZON-3919

CONDITIONS - Continued:

2. A Site Development Plan Review application approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

3. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.
4. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways as recommended.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MARCH 11, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

SDR-3920 - APPLICANT/OWNER: CORNERSTONE COMPANY - Request for a Site Development Plan Review and Waivers of the Downtown Centennial Plan streetscape and parking standards FOR A PROPOSED MODULAR OFFICE on 0.46 acres adjacent to the northwest corner of Colorado Avenue and 4th Street (APN: 162-03-110-011), R-4 (High Density Residential) Zone [PROPOSED: C-1 (Limited Commercial) Zone], Ward 1 (Moncrief).

C.C. 04/07/04

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

2

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN – APPROVED subject to conditions – UNANIMOUS with TRUESELLE abstaining as he owns the subject property and DAVENPORT abstaining to avoid any conflict of interest and belief that his vote would be unbiased and EVANS excused.

To be heard by the City Council on 4/7/2004.

MINUTES:

NOTE: See Item 48 [ZON-3919] for related discussion.

(7:56 – 8:06)

2-806

CONDITIONS:

Planning and Development

1. A Rezoning (ZON-3919) to a C-1 (Limited Commercial) Zoning District approved by the City Council.

PLANNING COMMISSION MEETING OF MARCH 11, 2004
Planning and Development Department
Item 49 – SDR-3920

CONDITIONS – Continued:

2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
3. The modular building shall be removed within two years of the issuance of the certificate of occupancy.
4. The applicant shall submit a Site Development Plan Review application for Planning Commission review prior to the construction of any permanent structure.
5. All development shall be in conformance with the site plan as proposed, except as amended by conditions herein.
6. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
7. A landscaping plan must be submitted prior to or at the same time application is made for a building permit. The landscape plan must be submitted to and approved by the Department of Planning and Development showing a maximum of 12.5% of the total landscaped area as turf.
8. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
9. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
10. Any new utility or power service line provided to the parcel shall be placed underground from the property line to the point of on-site connection or service panel location.
11. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.

PLANNING COMMISSION MEETING OF MARCH 11, 2004
Planning and Development Department
Item 49 – SDR-3920

CONDITIONS – Continued:

12. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

13. Buildings shall be designed so as not to encroach within the existing 20-foot wide public sewer easement.
14. Site development to comply with all applicable conditions of approval for ZON-3919 and all other applicable site-related actions.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MARCH 11, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

VAR-3800 - APPLICANT/OWNER: RICHARD W. MINNEAR - Request for a Variance TO ALLOW A 45-FOOT BUILDING HEIGHT WHERE 35 FEET IS THE MAXIMUM HEIGHT ALLOWED, TO ALLOW A 10-FOOT REAR YARD SETBACK WHERE 15 FEET IS THE MINIMUM REQUIRED, AND TO ALLOW 50 PARKING SPACES WHERE 58 SPACES ARE REQUIRED on 0.34 acres located at 1711 Bearden Drive (APN: 139-33-402-014 & 015) PD (Planned Development) Zone [PO (Professional Office) Las Vegas Medical District Special Land Use Designation], Ward 5 (Weekly).

C.C. 04/07/04

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

7

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN – APPROVED subject to conditions – UNANIMOUS with EVANS excused.

To be heard by the City Council on 4/7/2004

MINUTES:

CHAIRMAN TRUESELL declared the Public Hearing open on Item 50 [VAR-3800] and Item 51 [SDR-3799].

DAVID CLAPSADDLE, Planning and Development Department, explained that the proposed project is located in the Medical District Plan area. This particular development is for a 45-foot high building where in the PO designated area of the Medical District, the maximum height allowance is 35 feet. MR. CLAPSADDLE stated that all of the surrounding area south of this site is MD-1 that allows 45-foot buildings. Inasmuch as

PLANNING COMMISSION MEETING OF MARCH 11, 2004
Planning and Development Department
Item 50 – VAR-3800

MINUTES – Continued:

this is a mixed-use project and compatible with the development pattern to the south, staff believed the waiver to be appropriate. He also emphasized that the Medical District Plan calls for exactly this type of project. Based on the findings, staff recommended approval subject to conditions.

MARGARET McMILLAN and DR. RICHARD MINNEAR, the property owners, 5125 North Cimarron Road, appeared to represent their applications. They concurred with staff's recommendations and conditions.

WAYNE TUE, CEO, appeared on behalf of the Clark County Federal Credit Union, whose property sits adjacent to the proposed development. He opposed the project stating that it will tremendously impact the already congested parking situation that currently exists. He recommended the Commission deny the applicants' request.

KEVIN HAGGARTY, Chiropractor, 1700 Bearden Drive, appeared in opposition to the proposed project. He agreed with the previous speaker that there will be a substantial amount of negative impact if this development is approved. He emphasized that parking is already at a premium and attests to people parking in his limited parking lot who are not patrons of his business. MR. HAGGARTY pointed out that he would have no objection if the project were to be approved according to the restrictions as regulated by law with no variances.

KAREN DOTTY, Physician, 1700 Bearden Drive, stated that this particular cul-de-sac has limited potential, especially in regards to parking. She explained that there is a high volume of traffic already existing in that area.

SHARI FETTERMAN, 1706 Bearden Drive, appeared on behalf of DR. ARTHUR FETTERMAN, owners of the property located across the street from the proposed development. She objected on the grounds that there is not room for the current parking. She added that granting the parking variance would be setting a precedent.

EZEANOLUE DOLUE, Medical Director of Apex Medical Center, appeared in opposition and agreed that parking congestion is already prevalent in the area. He noted that he has made significant schedule changes to accommodate his patients because of the shortage of parking. MR. DOLUE opined that if anything, the parking requirement should be increased to 70 spaces for this project.

TODD FARLOW, 240 North 19th Street, voiced his approval of this project and stated that it meets the goals of the Medical District.

PLANNING COMMISSION MEETING OF MARCH 11, 2004
Planning and Development Department
Item 50 – VAR-3800

MINUTES - Continued:

COMMISSIONER McSWAIN asked for clarification as to the required amount of parking spaces. MR. CLAPSADDLE explained that there is nothing written in the code that specifies parking for mixed-use projects. In this case, the calculation is based on the requirement for each individual use separately categorized and added together. COMMISSIONER McSWAIN understood the calculations, but felt that it is still essential to provide adequate vehicle parking. Having listened to the opponents of this project, COMMISSIONER McSWAIN expressed her understanding especially with regard to the parking situation; however, she remarked that this type of structure is exactly what is intended and encouraged for the Medical District. MR. CLAPSADDLE emphasized that not all applications will necessarily be handled in the same manner because staff will review each case as to context and to whether a variance is justified.

COMMISSIONER NIGRO agreed with staff's explanation, stating that if the project were composed entirely of office space with a variance of 20 percent, he would not support it. In this case, the office component itself would require 35 spaces and the applicant is providing 50 spaces, making at least 15 spaces available for the residential units. He noted that the allotted spaces are adequate assuming that everyone is there at the same time.

CHAIRMAN TRUESELLE reiterated that a live-work environment provides the opportunity for people to work in the community where they live because of the accessibility to their places of employment by walking. He added that a number of the office complexes in that area were converted from residential and the parking dilemma existed because it was not adequately provided. In comparison, the subject building meets the requirements for making a live-work environment workable.

CHAIRMAN TRUESELLE declared the Public Hearing closed on Item 50 [VAR-3800] and Item 51 [SDR-3799].

NOTE: All discussion for Item 50 [VAR-3800] and Item 51 [SDR-3799] was held under Item 50 [VAR-3800].

(8:06 – 8:31)

2-1161

CONDITIONS:

Planning and Development

1. Approval of a Variance is granted to the height and rear setback standards of the Medical Office District.

PLANNING COMMISSION MEETING OF MARCH 11, 2004
Planning and Development Department
Item 50 – VAR-3800

MINUTES - Continued:

2. Approval of and conformance to Site Development Plan Review (SDR-3799) by the Planning Commission and City Council.
3. This Variance shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
4. Conformance to all other standards of the Medical Office District.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MARCH 11, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

SDR-3799 - APPLICANT/OWNER: RICHARD W. MINNEAR - Request for a Site Development Plan Review FOR A PROPOSED 20,400 SQUARE-FOOT MIXED-USE DEVELOPMENT consisting of 6,800 square feet of Medical Office space and 16 multi-family residential units on 0.34 acres at 1711 Bearden Drive (APN: 139-33-402-014 & 015) PD (Planned Development) Zone [PO (Professional Office) Las Vegas Medical District Special Land Use Designation], Ward 5 (Weekly).

C.C. 04/07/04

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

7

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN – APPROVED subject to conditions – UNANIMOUS with EVANS excused.

To be heard by the City Council on 4/7/2004

MINUTES:

NOTE: See Item 50 [VAR-3800] for related discussion.

(8:06 – 8:31)

2-1161

PLANNING COMMISSION MEETING OF MARCH 11, 2004
Planning and Development Department
Item 51 – SDR-3799

CONDITIONS:

Planning and Development

1. Approval of a Variance to the parking and height standards of the Medical District Plan.
2. Approval of a revised Site Development Plan by the Planning and Development Department, showing a covered trash enclosure and loading area as required by the Medical District Plan.
3. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
4. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect minimum 24-inch box trees and a minimum of four five-gallon shrubs for each tree within provided planters, sufficient to meet Code requirements.
5. Landscaping and a permanent underground sprinkler system shall be installed and permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
6. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
7. All mechanical equipment, air conditioners and trash areas shall be fully screened from view from all abutting streets.
8. A fully operational fire protection system, including fire apparatus roads, hydrants and water supply, shall be installed and be functioning prior to construction of any combustible structures.
9. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
10. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.

PLANNING COMMISSION MEETING OF MARCH 11, 2004
Planning and Development Department
Item 51 – SDR-3799

CONDITIONS - Continued:

11. Conformance to all other standards of the Las Vegas Medical District Plan.

Public Works

12. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current Las Vegas Medical District Neighborhood Plan Standards concurrent with development of this site. Any new or modifications to existing driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.
13. Grant pedestrian walkway easements for all public sidewalks not located within the public right-of-way.
14. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways as recommended.
15. Site development to comply with all applicable conditions of approval for Z-20-97, The City of Las Vegas Medical District Neighborhood Plan, and all other subsequent site-related actions.
16. Coordinate with the City Surveyor to determine if any mapping or joining is necessary; if a map or joining is required, it should record prior to the issuance of any permits for this site.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MARCH 11, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

SUP-3772 - APPLICANT: RICHARDSON PARTNERSHIP - OWNER: RANCHO WASHINGTON, LIMITED LIABILITY COMPANY - Request for a Special Use Permit FOR A FINANCIAL INSTITUTION, SPECIFIED at 2801 West Washington Avenue (APN: 139-29-301-001), C-1 (Limited Commercial) Zone, Ward 5 (Weekly).

C.C.: 04/07/04 - IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

2

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GOYNES – DENIED – Motion carried with McSWAIN voting No and EVANS excused

This is Final Action.

NOTE: CHAIRMAN TRUESDELL disclosed that he does and has previously represented the McDonald's Corporation with regard to acquisition but at present does not represent them on existing stores and has nothing to do with the subject site.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open on Item 52 [SUP-3772] and Item 53 [SDR-3766].

PLANNING COMMISSION MEETING OF MARCH 11, 2004
Planning and Development Department
Item 52 – SUP-3772

MINUTES: Continued:

FRED SOLIS, Planning and Development Department, stated that although there are no distance requirements for financial institutions, it is evident, as indicated on the aerial map, that within 1,000 feet of each other are three similar financial institutions currently in existence. Based on that observation, staff believes there is an over saturation and recommended denial of the Special Use Permit.

With regard to the Site Development Plan Review, MR. SOLIS stated that there are underground storage tanks located on the site, and in accordance with Environmental Regulations, building above them is prohibited. Additionally, the applicant has request numerous waivers relative to landscaping and setbacks. Lastly, there are concerns in regard to ingress and egress and the need for the existing bus stop fronting this property to be relocated.

KAREN RICHARDSON, 815 Pilot Road, appeared on behalf of the applicant. She noted that the various waivers are required primarily because the previous use on the site was a combination convenience store with gas pumps. She acknowledged that the underground tanks are required by regulation to be monitored and that there is a no-build area as stated by staff. MS. RICHARDSON explained that the site itself is unique in its dimensions and adjoins the existing indoor flea market property. Additionally, she emphasized that the applicant will provide slightly different services than the other existing financial institutions. In conclusion, MS. RICHARDSON asserted that the applicant has made a significant investment on a piece of property desperately in need of redevelopment.

DAN CONTRARES, Bonanza Village, appeared in opposition. He presented photographs showing the buildings that currently exist on the site; however, on the subject parcel, there is no building because it was razed. MR. CONTRARES stated that this type of business does not fit in with the ongoing redevelopment of the area.

TODD FARLOW, 240 North 19th Street, agreed that approval of this request would definitely add to the existing saturation prevalent in this area. He argued that these financial institutions prey on individuals who patronize their business.

COMMISSIONER GOYNES agreed that this area is being upgraded consistent with intended redevelopment and therefore, would not support this use.

PLANNING COMMISSION MEETING OF MARCH 11, 2004
Planning and Development Department
Item 52 – SUP-3772

MINUTES: Continued:

COMMISSIONER McSWAIN agreed that this site has many challenges, specifically in regards to the former use, but looking at the proposed site plan it appears that the applicant is making every effort to make the most of the existing conditions of the site. Furthermore, she believed that previously with another application, there was a problem related to access to Rancho Drive and questioned whether that was resolved. MS. RICHARDSON interjected that the Nevada Department of Transportation has verbally stated that they are working on the access to Rancho Drive and, with that commitment, the applicant has agreed to relocate the existing bus stop. COMMISSIONER McSWAIN concluded by stating that she would feel much more comfortable if the City took steps to impose separation distance requirements

COMMISSIONER STEINMAN concurred with the previous comments especially in regards to sites that are subject to site challenges. He agreed that there should be regulations that determine compatibility based on distance requirements or specifying the allowable number of similar uses in an area. He questioned whether the same determination is made regarding saturation when fast food establishments apply for use permits. MR. CLAPSADDLE stated that staff does a thorough review to make sure that the number of similar businesses does not over saturate the area nor have a negative impact on the neighborhood. COMMISSIONER STEINMAN went on to express concern regarding the access issue.

COMMISSIONER NIGRO believed the lack of landscaping, the zero setback and the safety issue with regard to site access makes this a difficult case to support. With regard to the Commission's request to have distance requirements implemented, COMMISSIONER NIGRO asked what the Commission's alternate options would be to address similar applications in the future. ROBERT GENZER, Director of Planning and Development Department, informed that there is a pending Bill that was introduced at the Recommending Committee but was subsequently held in abeyance at the request of the industry, in order to allow them to work with staff to develop the appropriate language for that Bill. MR. GENZER estimated the Bill will be going back to the Recommending Committee within a month's time.

In response to COMMISSIONER McSWAIN'S query, GINA VENGLASS, Public Works Department, explained that the Site Plan appears to meet the standards pertaining to driveways. Inasmuch as there is no cross access between the adjacent parcels of this site, the only traffic that would be generated would be by customers visiting the subject business.

PLANNING COMMISSION MEETING OF MARCH 11, 2004
Planning and Development Department
Item 52 – SUP-3772

MINUTES: Continued:

CHAIRMAN TRUESDELL asked the applicant to explain the no-build clause. MS. RICHARDSON explained that the former use was a gas station and although the underground tanks have been removed, the wells must still be monitored pursuant to Federal requirements.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 52 [SUP-3772] and Item 53 [SDR-3766].

NOTE: All discussion for Item 52 [SUP-3772] and Item 53 [SDR-3766] was held under Item 52 [SUP-3772].

(8:31 – 9:05)
2-2165/3-1

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MARCH 11, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

SDR-3766 - APPLICANT: RICHARDSON PARTNERSHIP - OWNER: RANCHO WASHINGTON, LIMITED LIABILITY COMPANY - Request for a Site Development Plan Review, a Reduction in the amount of required Perimeter and Parking lot landscaping, and Waivers of the Commercial Development Standards to allow a zero rear yard setback where 20 feet is required and to allow no landscaping between the north façade of the building and the parking area, where a minimum of six feet is required FOR A PROPOSED 3,960 SQUARE-FOOT FINANCIAL INSTITUTION, SPECIFIED on 0.48 acres located at 2801 West Washington Avenue (APN: 139-29-301-001), C-1 (Limited Commercial) Zone, Ward 5 (Weekly).

C.C.: 04/07/04 - IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

2

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GOYNES – DENIED – Motion carried with McSWAIN voting No and EVANS excused

This is Final Action.

MINUTES:

NOTE: See Item 52 [SUP-3772] for related discussion.

(8:31 – 9:05)

2-2165

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MARCH 11, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

SUP-3747 - APPLICANT: EXPRESS CASH & LOANS - OWNER: NERCES HIMIDIAN LIVING TRUST - Request for a Special Use Permit FOR A FINANCIAL INSTITUTION, SPECIFIED at 1426 East Charleston Boulevard, Suite 110 (APN: 162-02-110-007), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

C.C.: 04/07/04 - IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

3

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GOYNES – DENIED – UNANIMOUS with EVANS excused

This is Final Action.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

FRED SOLIS, Planning and Development Department, explained that the site for the proposed financial institution is parking impaired, having been constructed back in 1964. He stated that the use is allowed with the approval of a special use permit. Referring to the Buffer Map, MR. SOLIS stated that there are several similar businesses within the notification area which is a clear indication of over saturation. Staff recommended denial of this application.

SUSAN RODRIGUEZ, 2201 Paseo Del Prado, appeared on behalf of the applicant and asked the Commission to approve the relocation of their existing business.

PLANNING COMMISSION MEETING OF MARCH 11, 2004
Planning and Development Department
Item 54 – SUP-3747

MINUTES: Continued:

TODD FARLOW, 240 North 19th Street, listed all the financial institutions that are currently operating in the area and stated that this is another case of over saturation.

MICHAEL HOWELL, 1313 South 15th Street, representing the Huntridge Neighborhood Association, appeared in opposition. He informed that the residents are currently in the process of creating a Neighborhood Association Master Plan. He stated that this proposed financial institution will be located within the confines of the Huntridge Neighborhood and he stated that there are currently several check cashing establishments on each corner of Charleston Boulevard. He observed that the shopping complex where this proposed financial institution will be located is already parking impaired. He recommended the Planning Commission deny the applicant's request.

MS. RODRIGUEZ, responding to the previous speaker's comments, stated that she is the only employee of this firm. She explained that the intent of relocating was to benefit the large Filipino community that reside in that area.

COMMISSIONER McSWAIN felt the applicant has not made any attempt to contribute to the upgrade of the Center. Inasmuch as the Center is already overparked, she could not support the application.

CHAIRMAN TRUESDELL noted that special use permits create a higher level of review and expressed his hope for better guidelines from the Council.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(9:05 – 9:11)

2-3364/3-18

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MARCH 11, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

SDR-3768 - APPLICANT/OWNER: DAVID LITVAK - Request for a Site Development Plan Review and Waivers of the Downtown Centennial Plan streetscape standards and perimeter landscaping standards FOR A PROPOSED 1,100 SQUARE-FOOT ANTIQUE STORE on 0.16 acres located at 203 and 205 East Colorado Avenue (APN: 162-03-110-053), R-4 (High Density Residential) Zone, Ward 1 (Moncrief).

C.C. 04/07/04

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

NIGRO – Motion to HOLD IN ABEYANCE Item 3 [TMP-3791] to 3/25/2004 and Item 2 [TMP-3624], Item 8 [ZON-3708], Item 46 [ZON-3794], Item 47 [SDR-3796] and Item 55 [SDR-3768] to 4/8/2004, TABLE Item 7 [ANX-3740], and Accept the WITHDRAWAL WITHOUT PREJUDICE of Item 17 [VAR-3715] – UNANIMOUS with EVANS excused

MINUTES:

CHAIRMAN TRUESDELL explained that the following items: Item 3 [TMP-3791], Item 2 [TMP-3624], Item 8 [ZON-3708], Item 46 [ZON-3794], Item 47 [SDR-3796] and Item 55 [SDR-3768], Item 7 [ANX-3740], and Item 17 [VAR-3715] are items that were requested to be held in abeyance to a future meeting, tabled or withdrawn without prejudice and may be considered in one motion.

(6:04 – 6:06)

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MARCH 11, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

SDR-3795 - APPLICANT/OWNER: NORTHWEST 95 LIMITED LIABILITY COMPANY - Request for a Site Development Plan Review and Waivers of the Town Center Development Standards requiring on-site open space features; parking spaces to be set back a minimum of 15 feet from property lines; parking lots to be located away from street front; and walkways between parking lots and rows of parking spaces FOR A PROPOSED 293,355 SQUARE-FOOT RETAIL CENTER on 46 acres adjacent to the northwest and northeast corners of Severence Lane and Oso Blanca Road (APN: 125-17-301-003 and a portion of 125-17-701-001) T-C (Town Center) Zone [SC-TC (Service Commercial – Town Center) land use designation], Ward 6 (Mack).

C.C. 04/07/04

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

NIGRO – APPROVED subject to conditions – UNANIMOUS with EVANS excused

To be heard by the City Council on 4/7/2004

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, explained that this application involves three parcels with eleven separate pad sites. All Special Use Permits were previously approved. Staff recommended approval with the provision that some of the conditions be reworked. The applicant agreed to meet all of the conditions.

PLANNING COMMISSION MEETING OF MARCH 11, 2004
Planning and Development Department
Item 56 – SDR-3795

MINUTES: Continued:

ATTORNEY MARK FIORENTINO, 3800 Howard Hughes Parkway, and CALVIN CHAMPLIN, 3455 Cliff Shadows Parkway, appeared on behalf of the applicant. ATTORNEY FIORENTINO concurred with staff's presentation and agreed to work with staff relative to the landscaping issues.

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing closed.
(9:11 – 9:15)

3-358

CONDITIONS:

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
2. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
3. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
4. An access agreement for access to Lot 6 shall be submitted to the Planning and Development Department for review and approval prior to the issuance of any permits for that parcel.
5. Perimeter landscape buffers that front on Farm Road, Oso Blanca Road, and Severence Lane shall have a minimum width of 15 feet in accordance with code requirements.
6. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect the streetscape requirements of the Town Center Development Standards Manual and the landscape buffer requirements contained in Title 19. The revised landscape plan shall show no more than 12.5% of the total landscaped area as turf.

PLANNING COMMISSION MEETING OF MARCH 11, 2004
Planning and Development Department
Item 56 – SDR-3795

CONDITIONS - Continued:

7. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license(s).
8. The site plan shall be modified so that the buildings on the west side of the development conform with Residential Adjacency Standards. The modified site plan shall be reviewed and approved by the Planning and Development Department.
9. The elevations shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, with additional architectural features to enhance façade articulation.
10. All mechanical equipment, air conditioning units and loading areas shall be fully screened in views from the abutting streets. Trash enclosures shall be walled and roofed in accordance with the requirements of Title 19.
11. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
12. A Master Sign Plan shall be submitted for approval of the CHARC-TC prior to the issuance of a Certificate of Occupancy for any building on the site.
13. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19A.12.050.
14. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
15. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
16. Handicap parking spaces shall be provided in accordance with code requirements.

PLANNING COMMISSION MEETING OF MARCH 11, 2004
Planning and Development Department
Item 56 – SDR-3795

CONDITIONS - Continued:

17. All City Code requirements and design standards of all City departments must be satisfied.
18. All pad buildings shall be relocated to meet front yard setback requirements of the Town Center Development Standards Manual.

Public Works

19. Dedicate appropriate half-street right-of-way adjacent to this site for Farm Road, 40 feet of right-of-way for Severance Lane, 90 feet of right-of-way for the Frontage Road, a 25-foot radius at the northwest corner of Severance Road and US 95 Frontage Road and a 54-foot radius at the southwest corner of Farm Road and US 95 Frontage Road. Additional dedications in accordance with Standard Drawings #201.1 and #234.1 shall also be provided unless specifically not required in the approved Traffic Impact Analysis Update.
20. Construct half-street improvements, or full-width street improvements as appropriate, including appropriate overpaving on Severance Road, Farm Road, and on the US 95 Frontage Road adjacent to this site concurrent with development of this site. Farm Road may be constructed per the 87 foot-wide cross-section proposed by the adjacent developers to the north and west, including the full-width of the 15 foot wide landscaped median, provided that this developer submits proof that the entire length of Farm Road from Fort Apache Road eastward to the Frontage Road will be developed to this cross section, and the adjacent developer(s) sign and record a Maintenance and Liability agreement for all proposed deviations from current Town Center standards; with all maintenance obligations to be borne by the adjacent Homeowner's or other Property Owner's Associations. If such proof cannot be provided prior to submittal of construction drawings, Farm Road shall be designed and constructed to meet current Town Center Arterial standards. Design and construction of all other adjacent streets shall comply with Town Center standards. Improvements on Oso Blanco (Frontage Road) shall also meet Nevada of Department of Transportation standards.
21. Provide proof acceptable to the Department of Public Works that access rights are in place between the Frontage Road and Lot 6 as proposed on this site plan.
22. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete).

PLANNING COMMISSION MEETING OF MARCH 11, 2004
Planning and Development Department
Item 56 – SDR-3795

CONDITIONS - Continued:

23. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a and shall also receive approval from the Nevada Department of Transportation for those driveways and/or traffic signals accessing the Frontage Road.
24. Construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site; the connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network; the connecting sidewalk shall be terminated on-site with a handicap ramp.
25. Obtain an Occupancy Permit for all work within the Nevada Department of Transportation right-of-way adjacent to this site prior to the issuance of any permits.
26. Landscape and maintain all unimproved rights-of-way adjacent to this site.
27. Submit an Encroachment Agreement for all landscaping and private improvements in the public rights-of-way adjacent to this site.
28. In accordance with the intent of a Commercial Subdivision, all sites within this subdivision shall have perpetual common access to all driveways connecting this site to the abutting streets and a note to this effect shall appear on the Final Map for this site. No barriers (e.g. curbs, wall, etc.) shall be erected within the boundaries of the overall commercial subdivision map site which would prohibit any vehicle on this site from utilizing any driveway connecting this commercial development site to the abutting public streets.
29. A Master Streetlight Plan for all streetlights adjacent to public streets must be submitted and approved by the Department of Public Works prior to the submittal of any construction drawings for this site.
30. Coordinate with the Collection Systems Planning Section of the Department of Public Works to extend oversized public sewer to the north edge of this site in the Frontage Road alignment to a location and depth acceptable to the City Engineer.

PLANNING COMMISSION MEETING OF MARCH 11, 2004
Planning and Development Department
Item 56 – SDR-3795

CONDITIONS - Continued:

31. An update to the previously approved Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, or the recordation of a Final Map for this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits or the recordation of a Final Map for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 and #234.2 to determine additional right-of-way requirements adjacent to this site for bus turn-outs, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.
32. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.
33. Site development to comply with all applicable conditions of approval for the Town Center Master Plan and all other applicable site-related actions.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MARCH 11, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

TXT-3956 - CITY OF LAS VEGAS - AMEND TITLE 19.18.060 AND 19.18.070 TO ALLOW SPECIAL USE PERMITS TO BE FINAL ACTION AT PLANNING COMMISSION UNLESS APPEALED BY THE APPLICANT OR A CITY COUNCIL MEMBER OR IF THE SPECIAL USE PERMIT IS COMBINED WITH A REZONING OR GENERAL PLAN AMENDMENT. AMEND TITLE 19.04.010 TABLE 2 LAND USE TABLES TO CHANGE CERTAIN USES FROM REQUIRING A SPECIAL USE PERMIT TO BEING PERMITTED AS A CONDITIONAL USE OR OUTRIGHT.

THIS WILL BE SENT TO CITY COUNCIL IN ORDINANCE FORM

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends NO RECOMMENDATION

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

NIGRO – ABEYANCE to 4/8/2004 Planning Commission meeting – UNANIMOUS with EVANS excused

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

ROBERT GENZER, Director of Planning and Development Department, explained that this item is a result of an issue discussed at the Special Joint Meeting. However, in reviewing the document, staff determined that before a vote is actually considered, there is additional work needing to be done. He asked the Commission to review the entire text and, should there be any issues or recommendations, staff would be willing to incorporate those into the final document. He recommended an abeyance of 30 days to the 4/8/2004 Planning Commission meeting.

PLANNING COMMISSION MEETING OF MARCH 11, 2004
Planning and Development Department
Item 57 – TXT-3956

MINUTES: Continued:

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(9:15 – 9:17)

3-485



PLANNING COMMISSION AGENDA
PLANNING COMMISSION MEETING OF: MARCH 11, 2004

CITIZENS PARTICIPATION:

ITEMS RAISED UNDER THIS PORTION OF THE PLANNING COMMISSION AGENDA CANNOT BE ACTED UPON BY THE PLANNING COMMISSION UNTIL THE NOTICE PROVISIONS OF THE OPEN MEETING LAW HAVE BEEN COMPLIED WITH. THEREFORE, ACTION ON SUCH ITEMS WILL HAVE TO BE CONSIDERED AT A LATER TIME.

MINUTES:

TODD FARLOW, 240 North 19th Street, was disappointed that no one attended the Sustained Architectural Sessions. He noted that the next meeting will be held on April 14, 2004.

(9:17 – 9:18)

3-564

MEETING ADJOURNED AT 9:18 P.M.

Respectfully submitted:

VICKY DARLING, ASSISTANT DEPUTY CITY CLERK

DEENY ARAUJO, DEPUTY CITY CLERK